



THE
A-TEAM

**RE/MAX
FIRST**

2720 17 Street, Calgary T2G 3W1

MLS®#: **A2186033**

Area: **Inglewood**

Listing Date: **02/03/25**

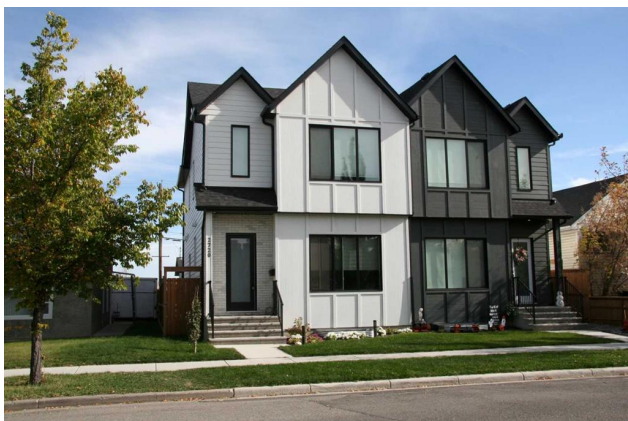
List Price: **\$939,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,892

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,892

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Level,Rectangular Lot

Double Garage Detached

DOM

19

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Cement Fiber Board

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),High Ceilings,Open Floorplan,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 8`8"	Dining Room	Main	12`11" x 12`2"
Great Room	Main	14`5" x 14`4"	Mud Room	Main	
Bedroom - Primary	Second	14`6" x 13`4"	Bedroom	Second	10`8" x 10`1"
Bedroom	Second	10`8" x 9`6"	Bedroom	Lower	12`8" x 9`8"
Family Room	Lower	18`11" x 17`10"	Laundry	Second	6`3" x 5`1"
2pc Bathroom	Main		4pc Bathroom	Lower	
4pc Bathroom	Second		5pc Ensuite bath	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

S6700AN

Remarks

Pub Rmks: **Beautiful modern 4 bedroom home, close to Inglewood Wildlands Park, the Bird Sanctuary, Bow River, and pathways! This exciting farmhouse design, has almost 2700 feet of developed space. Upgrades include designer lighting package, custom millwork, wide plank hardwood flooring, custom blinds, and CENTRAL AC. The open main floor has 10 ft ceilings and large windows, flooding the home with natural light. The foyer and dining room are open to the beautiful kitchen with quartz counters and S/S appliances. The large great room has a cozy gas fireplace and double sliding doors that open to the patio. There is also a really nice mudroom at the rear and a 2pce powder room that is tucked away. Upstairs has 3 bedrooms with the primary having a beautiful spa like 5pce ensuite with a large walkin shower, soaker tub, heated floors, and a walkin closet. The upper floor also has a full sized laundry room and the main 4pce bathroom. The fully finished basement has 9 ft ceilings, a 4th bedroom with walkin closet, another 4pce bath, and a large rec room with nice builtin wetbar and beverage cooler. The private rear patio has natural gas and the backyard is fully fenced. Great location close to elementary school, community center, shops, and restaurants!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



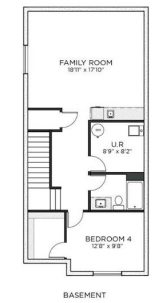






10.09.2024 - 2720 17 ST SE

MAIN	935.03 SQ.FT	86.95 M2
UPPER	957.00 SQ.FT	88.91 M2
BASEMENT	793.50 SQ.FT	73.72 M2
RMS AREA	1,892.93 SQ.FT	175.96 M2
TOTAL AREA	2,686.43 SQ.FT	249.58 M2



BASEMENT

MAIN

UPPER