



THE
A-TEAM

**RE/MAX
FIRST**

2906 17 Street, Calgary T2T 4N5

MLS®#: **A2187595**

Area: **South Calgary**

Listing Date: **01/14/25**

List Price: **\$488,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Finished Floor Area

Abv Sqft: **987**
Low Sqft:
Ttl Sqft: **987**

Lot Information

Lot Sz Ar: **2,378 sqft**
Lot Shape:

DOM

8
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Rectangular Lot,See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 7`7"
Bedroom	Main	7`7" x 13`1"
Bedroom - Primary	Main	12`10" x 10`9"
Entrance	Main	6`11" x 14`6"
Bedroom	Basement	8`8" x 7`11"
Storage	Basement	11`9" x 12`5"
Laundry	Basement	7`10" x 9`7"

Room	Level	Dimensions
Dining Room	Main	10`7" x 11`0"
5pc Bathroom	Main	7`7" x 9`3"
Living Room	Main	13`10" x 13`6"
Other	Main	19`1" x 6`8"
Game Room	Basement	14`5" x 11`6"
3pc Bathroom	Basement	7`5" x 5`11"
Furnace/Utility Room	Basement	9`7" x 12`4"

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

4479P

Remarks

Pub Rmks: **Discover your next home in South Calgary LOCATION! LOCATION! LOCATION!—an inviting detached house offering 1,691.1 sq. ft. of thoughtfully designed living space. From the moment you step through the spacious entrance, you'll feel the warmth and charm this home exudes. The main floor is complete with a living room, dining room, and kitchen, graced with two cozy bedrooms and a stunning 5-piece bath, perfect for daily use. But that's just the beginning—venture downstairs to the fully finished basement, where you'll find an additional bedroom, ideal for guests or a home office. The basement also features a sleek 3-piece bath, a dedicated laundry room, and a large recreation/games room, perfect for movie nights or game days. Step outside onto the deck, an ideal spot for morning coffee or sunset dinners. With a parking pad for two vehicles, you'll never worry about space. This home offers a seamless blend of comfort, style, and practicality—a true hidden gem in the heart of South Calgary. AMENITIES IN MINUTES: Shopping nearby, close to schools, groceries, banks. Walking distance to bus stop! Schedule your showing today!**

Inclusions: **NONE**
Property Listed By: **CIR Realty**

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









