

906 17 Street, Calgary T2N 2E4

MLS®#: **A2190643** Area: **Hounsfield Heights/Briar Hill** Listing Date: **01/28/25** List Price: **\$585,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1986**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Heated Garage,Parkade,Secured,Underground**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

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

Construction: **Brick,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 15`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 13`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`11" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 4`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 9`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 6`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$678**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **8710096**

Remarks

Pub Rmks: **Nestled in the heart of inner-city Briar Hill, this stunning 3-bedroom, 2.5-bathroom home offers the perfect blend of character, community, and convenience. Just steps from the outdoor community pool, this home boasts a natural environment surrounded by mature trees while offering all the perks of inner-city living. The open and airy design is complemented by two second-story balconies that provide serene views and a connection to nature. A spacious private patio in the backyard invites you to relax or entertain, while an underground parkade with two dedicated parking spaces ensures convenience and security year-round. Inside, the home's updates are crisp and minimalistic, offering a bright, clean canvas to infuse your personal style. The cozy wood-burning fireplace and warm character details throughout make this property feel like home from the moment you step inside. Enjoy the ease of maintenance-free living with included services like snow removal and garbage disposal, all while relishing the privacy and comfort of your own home. This rare Briar Hill gem combines the charm and character of a private residence with the benefits of a well-maintained community—don't miss the opportunity to make it yours!**

Inclusions:  
Property Listed By: **Basement shelving  
The Real Estate District**

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

















