$954,000 - 1918 17 Avenue Sw, Calgary

MLS® #A2182765

$954,000
3 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.15 Acres

Scarboro, Calgary, Alberta

WELCOME to this 1 Â½ Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIZED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 Â½ Bathrooms, 2 Decks, a WALK-OUT Basement, + INCREDIBLE VIEWS of the CITY from ALL Floors; + on a 6598 Sq Ft LOT in the Community of SCARBORO!!! COZY Curb Appeal w/Trees, + Bushes around the Gate into the Front yard incl/UNIQUE Front Porch that beckons you to enter. The foyer has original Hardwood Flooring, + opens to the Dining room on the left, + a living room on the right incl/NEUTRAL color tones throughout. The Dining room has plenty of Natural Light coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2-pc bathroom and a DEN/OFFICE w/Door leading outside which is PERFECT for working at HOME. Stairs lead to the Upper floor. The 'Heart of the Home' is the Kitchen, which has NEW SLEEK 2-TONED Cabinetry, Tiled Backsplash, SS Appliances incl/Hood Fan, QUARTZ Countertops incl/Breakfast Bar, new LIGHTING, + a Pantry. The living room is right there for ENTERTAINING, having LOVED ONES over, or putting your feet up after a long day. The Upper floor has the 4 pc Bathroom w/Soaker Tub to get away from the Hustleâ€™n Bustle of the week, a MASSIVE Primary Bedroom incl/HUGE window w/CITY VIEWS, + a 2nd LARGE Bedroom again that can accommodate a couple of beds if needing

to share a bedroom. The Full WALK-OUT Basement has plumbing for a future Kitchen, think of the possibilities!!! There is a Family Room, a Recreation Room made for Movie/Game nights, + a 3rd Bedroom which can also be for GUESTS. A CONVENIENT 5 pc Bathroom, + a Laundry/Utility Room. There are 10 Virtual Staging Photos in this listing. Upgrades are the New Boiler, 80-gallon H2O Tank, a High-Efficiency Furnace in 2023, the Asphalt Shingles done in 2009 + 2024, + the Acrylic Stucco siding on this HOME. The Backyard has a Covered Deck for LOUNGING or hosting BBQs, + an area for a GARDEN. An area to park another vehicle or RV parking beside the Garage too. This lot is HUGE, + it has so much POTENTIAL to be CREATIVE. There are 10 Virtual Staging Photos in this listing. This VIBRANT Community has Newsletters w/Updates. It has Preschool, + Elementary Schools that are SOUGHT-AFTER in the Community, + area. There are Parks, Green Spaces, Trendy Restaurants, Shops, Bars, Cafe's, Public Transportation, + easy access to 17 Ave, + Crowchild Trail. The Scarboro Community Association has many EVENTS, + ACTIVITIES for all age groups incl/Skating, Tennis, Bowling, Swimming, Dancing, etc. BOOK your showing TODAY!!!

Built in 1948

Essential Information

MLS® #	A2182765
Price	$954,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.15
Year Built	1948

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1918 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E8

Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway, RV Access/Parking
# of Garages	2

Interior

Interior Features	Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	December 17th, 2024
Days on Market	171
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate

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