

1918 17 Avenue SW
Calgary, Alberta

MLS # A2182765

\$954,000

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|-----------|---|--------|-------------------|
| Division: | Scarboro | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,311 sq.ft. | Age: | 1948 (77 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Low | | |

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|-------------|---|------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Other | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting | | |

Inclusions: Curtains, Roll Down Blinds

WELCOME to this 1 1/2 Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIZED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 1/2 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 Hustle’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. 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!!!