

2906 17 Street SW
Calgary, Alberta

MLS # A2187595



\$440,000

Division:	South Calgary		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	988 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NONE

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!