

913 17 Avenue NW
Calgary, Alberta

MLS # A2199891



\$474,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	813 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Tile Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Cheapest detached house in the NW by 25k! In one of the nicest NW Communities (and tree lined streets) in the inner-city nw!! This is a no brainer! Walk to SAIT LRT and North hill mall! The amazing part is... it is move in ready (recent upgrades) 3 bedrooms, Open concept, basement has high ceilings and is very bright! Did I mention it has a beautiful sunny backyard?!?! Mount Pleasant has so many great shops, schools and is super easy to get around either walking or on your bike... with confederation park a few blocks away! This is a perfect investment! The fact that you can add some dormers to the 2nd level and give yourself a spa bath of your dreams with a walk in closet, maybe even add a balcony! I mean HECK you could just walk to home depot for the building supplies!! Seriously a great buy!