

\$719,000 - 1631 17 Avenue Nw, Calgary

MLS® #A2083690

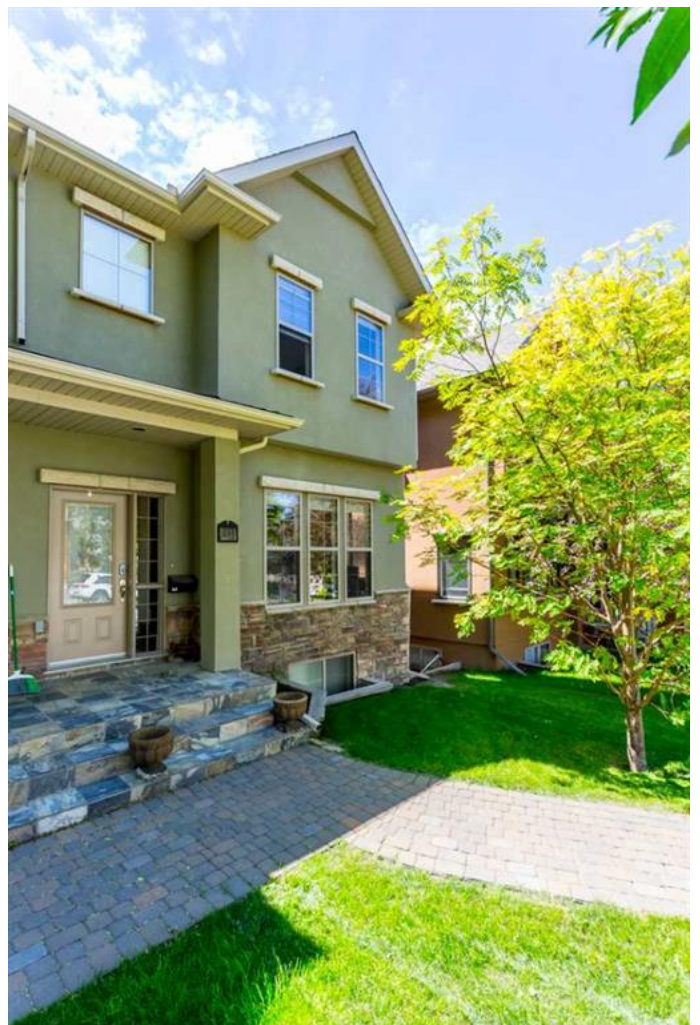
\$719,000

4 Bedroom, 4.00 Bathroom, 1,628 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Love this home! It has great curb appeal and is located in the highly sought-after, inner-city neighborhood of MOUNT PLEASANT. This semi-attached, two-storey home has over 2300 sq ft of finished living space and is MOVE IN READY. Upon stepping into the large foyer, you will be struck with the home's traditional style, the earth tone colors and natural finishes, all giving it a homey feel, your personal sanctuary. The inviting features of the living room are a fireplace with slate tiles, large windows that let in the natural light and the complimentary colours of the hardwood floors. Next is the formal dining area which leads through to the very functional kitchen. There is a pantry, granite counter tops, stainless steel appliances and a sit-up counter. This cooking area is open to several spaces; a breakfast nook as well as a larger dining space which could function as a family room, homework space or play area for kids. This main floor layout is versatile and can be set up to meet a variety of lifestyle needs. The back deck off the kitchen has room for a small table and chairs and is great for barbequing. A half bath completes the main floor. The staircase up takes you to your spacious primary bedroom with walk-in closet and beautiful ensuite. Off the hallway is an additional 2 bedrooms, a full bath and a laundry area. The fully developed lower level has 1 large bedroom with walk-in closet, 1 bathroom and a good-sized family room with walkout access to the fenced backyard and



double-car garage. Again, so many possibilities for this area of the home. There are no neighbors behind you. Instead, you have the convenience of shopping being close by as well as an abundance of schools, playgrounds, parks, recreation, and easy access to transit and downtown. This neighborhood has something for everyone. Call today to schedule your viewing.

Built in 2003

Essential Information

MLS® #	A2083690
Price	\$719,000
Sold Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,628
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1631 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

1631 17 AVENUE NW
RECA MEASUREMENT STANDARD (RMS) - CALGARY, AB
MAIN LEVEL - 810.91 Sq.Ft. / 75.33 m²
UPPER LEVEL - 816.91 Sq.Ft. / 75.89 m²
TOTAL SIZE - 1627.82 Sq.Ft. / 151.22 m²
BASEMENT (DEVELOPED) - 690.89 Sq.Ft. / 64.18 m²
TOTAL DEVELOPED AREA - 2318.71 Sq.Ft. / 215.40 m²



Additional Information

Date Listed	September 25th, 2023
Date Sold	November 7th, 2023
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA REALTY
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.