

\$450,000 - 915 17 Street Ne, Calgary

MLS® #A2115095

\$450,000

3 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.07 Acres

Mayland Heights, Calgary, Alberta

LOCATION!LOCATION!LOCATION!

Awesome inner city, side by side half duplex bungalow with great views of the city and downtown! Mayland heights gives quick and easy access to 16th, Deerfoot, Downtown, Memorial, Eau Claire, Telus spark, the Zoo, and much more!! This bungalow has 2 bedrooms, large open kitchen with breakfast nook, living room and dining room plus 4 pce bath on the main floor! Living room has newer bay window added with built in bench seating! Both bedrooms have access to the vinyl no maintenance west facing balcony with gas line and gas bbq. Enjoy the stunning views of downtown from the balcony and bedrooms! Second bedroom comes with the Murphy bed with a queen mattress in like new condition. Enjoy fireworks from the privacy of your own home! There's still more! The basement has a large bachelor/mother in law illegal suite with access to the attached built in oversized garage and a side entrance! Side entrance gives you access to the backyard and the deck between house and single detached garage (shed will be removed). Loads of extra parking in the back! The attached garage has endless possibilities think double garage, additional living area with walkout (city permits and approvals required)? Basement has a generous sized bedroom/living room combo, walk in closet, 3 pce bath and separate kitchen with small eating area. Fridge and stove included, and second laundry hook up in attached garage.



Most windows on main floor have been updated, as well as the furnace, humidifier, water softener and tankless water heater! Don't miss out on this inner city home in a vibrant community!

Built in 1963

Essential Information

MLS® #	A2115095
Price	\$450,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.07
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	915 17 Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4T8

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, On Street, Single Garage Attached, Single Garage Detached

Interior

Interior Features	French Door, Separate Entrance
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Appliances	Dishwasher, Electric Range, Freezer, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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