

\$699,900 - 2902 17 Street Sw, Calgary

MLS® #A2116384

\$699,900

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.05 Acres

South Calgary, Calgary, Alberta

Nestled in the vibrant heart of South Calgary, this meticulously updated 3-bedroom abode boasts over 1,700 sq ft of beautifully crafted living space. Step into the inviting ambiance of the open main level, where a generously sized living area beckons with a triple-sided fireplace, seamlessly flowing into a spacious dining enclave, perfect for hosting family gatherings or dinner parties. Adjacent to the dining area, the kitchen is adorned with crisp white cabinetry, plenty of counter space and stainless steel appliances. A discreetly tucked-away private office, featuring updated flooring, offers a tranquil retreat ideal for remote work or creative endeavors. Completing this level is a newly painted 2-piece powder room, adding both convenience and style to the home's functionality. Ascending to the second level reveals a sanctuary of comfort with three good-sized bedrooms and a 3-piece main bath boasting a new sink faucet. The freshly painted primary suite exudes tranquility, enhanced by the addition of new Hunter Douglas darkening roller shades and Ultraglide blinds, a walk-in closet, and a private 4-piece ensuite featuring a new thermostatic mixing valve and hand shower in the tub, alongside a gleaming new sink faucet. The basement stairs showcase new flooring, drywall, and paint, while the basement windows have been nicely framed and trimmed. The laundry area, equipped with new Electrolux washer and dryer, exudes practicality, complemented by a



newly installed sink and flooring. Further interior enhancements include fresh paint throughout most areas of the home, new foyer tiling, some upgraded light fixtures, new smoke detectors, the addition of a Daikin thermostat for climate control and 14 new triple-pane windows to ensure energy efficiency and comfort. Mechanical upgrades abound, featuring a new Daikin high-efficiency furnace with GeneralAire humidifier and UV light plus a Bradford 50-gallon HWT. Additionally, the back entrance has been fully renovated with new walls, flooring, paint & door. The exterior mirrors the home's interior excellence, with a new roof adorning both house and garage, still under warranty for added peace of mind. A deck renovation includes the replacement of railings, while the back entrance shines with new Hardie board siding. Freshly painted wood shakes, windows, doors, and columns add to the curb appeal. Enhanced thermal insulation around the garage door provides extra warmth in winter months. Conveniently located near South Calgary Park, River Park, and the bustling enclave of Marda Loop, this inviting family retreat offers easy access to excellent schools, shopping amenities, and downtown convenience via 14th Street, promising a lifestyle of unparalleled comfort and convenience.

Built in 1912

Essential Information

MLS® #	A2116384
Price	\$699,900
Sold Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722

Acres	0.05
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2902 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N5

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Laminate Counters, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 12th, 2024
Days on Market	22
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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