

\$649,900 - 507 17 Avenue Nw, Calgary

MLS® #A2122885

\$649,900

4 Bedroom, 3.00 Bathroom, 1,788 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to your new home in the vibrant community of Mount Pleasant, located in the sought-after northwest quadrant of Calgary! This charming property boasts over 2600 sq ft of living space and features 3 bedrooms, making it an ideal investment opportunity or a cozy abode for your family.

The main level offers a spacious living and dining area, perfect for gatherings and entertaining guests, while the kitchen is a chef's dream come true, boasting functionality and style, making it the heart of the home where culinary creations come to life. As you step inside, you're greeted by the warm ambiance of gleaming hardwood floors that adorn the main level, adding a touch of elegance to the space.

Venture upstairs to discover the upper level, where you'll find three spacious bedrooms, each offering comfort and versatility for family members or guests. The master suite is a true sanctuary, complete with an ensuite bathroom featuring a luxurious jetted tub for added relaxation, along with a private balcony showcasing stunning city views, perfect for enjoying your morning coffee or unwinding after a long day.

Venture downstairs to the fully finished lower level, offering additional living space, including a den, a spacious living room, and rough-ins for a bathroom, providing ample room for



relaxation, entertainment, or accommodating guests.

Convenience is key with a double detached garage, ensuring you always have a secure place to park your vehicles. Situated in a central location, this home offers quick and easy access to Deerfoot Trail, making your commute a breeze. Plus, you're just steps away from the amenities along 16th Avenue, including shops, restaurants, and more, perfect for your daily needs and entertainment.

Recently painted throughout, this home exudes a fresh and welcoming atmosphere, ready for you to move in and make it your own. The seller acknowledges that some areas may require a little TLC, presenting a fantastic opportunity for you to add value and personalize the space according to your preferences.

Whether you're looking for a lucrative rental property or a place to call home, this property in Mount Pleasant offers both potential and convenience. Don't miss out on the chance to make this your own slice of Calgary living! Schedule your viewing today and seize this great investment opportunity.

Built in 2005

Essential Information

MLS® #	A2122885
Price	\$649,900
Sold Price	\$613,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,788
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	507 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 14th, 2024
Date Sold	April 30th, 2024
Days on Market	16
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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