

\$799,000 - 917 Drury Avenue Ne, Calgary

MLS® #A2126058

\$799,000

3 Bedroom, 2.00 Bathroom, 938 sqft
Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

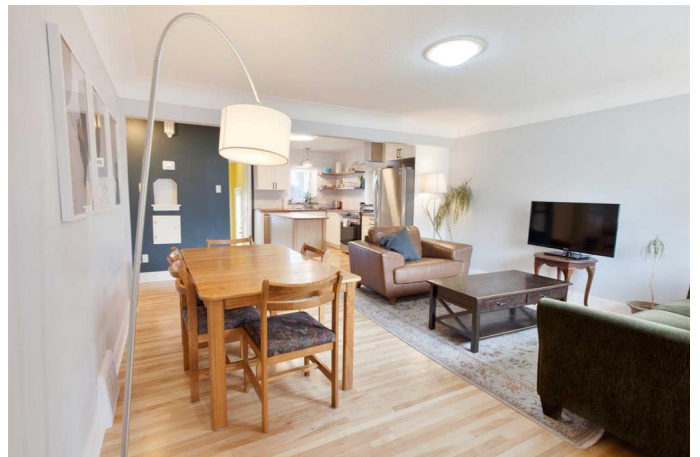
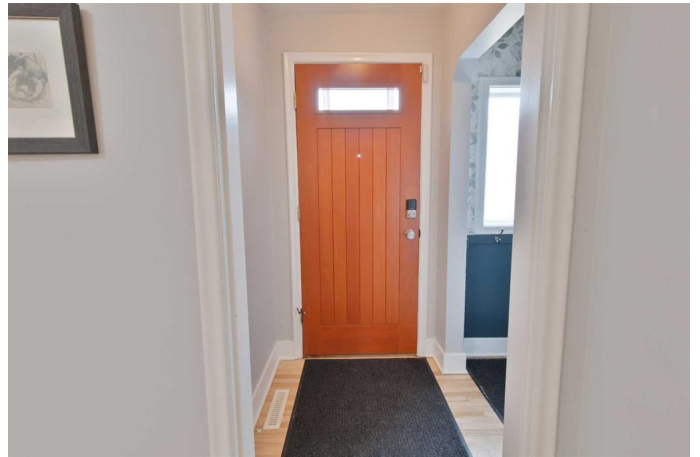
Welcome to 917 Drury Ave, where charm meets convenience in the heart of downtown Calgary. This cozy yet stylish bungalow offers 938 square feet of open-concept living space on the main floor, perfect for those who value both comfort and contemporary design, along with a finished illegal basement suite that walks out into the lush south-facing back yard.

As you step inside, you're greeted by a newly renovated kitchen boasting sleek stainless steel appliances and trendy butcher block countertops. This modern kitchen serves as the focal point of the main level, making it an ideal space for entertaining guests or preparing your favorite meals.

Hardwood floors flow seamlessly throughout the main level, adding warmth and elegance to the space. Whether you're relaxing in the living area or enjoying a meal in the dining nook, the open layout creates a sense of airiness and fluidity.

Located on a quiet street, 917 Drury Ave offers the tranquility of suburban living while being just moments away from the vibrant energy of downtown Calgary. Explore the city's renowned dining scene, shop at nearby boutiques, or simply take a leisurely stroll through the charming neighborhood streets.

This property presents a rare opportunity to embrace urban living without sacrificing



comfort or privacy. Don't miss your chance to make 917 Drury Ave your new home sweet home in the heart of Calgary.

This house also includes a new furnace (2022), new attic insulation (2023), and an illegal suite in the basement with hard-wired smoke detectors and new egress window (2023).

Built in 1952

Essential Information

MLS® #	A2126058
Price	\$799,000
Sold Price	\$865,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.10
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	917 Drury Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0M3

Amenities

Parking Spaces	1
Parking	Alley Access, On Street, Single Garage Detached

Interior

Interior Features	French Door, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Street Lighting, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 3rd, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.