

\$599,900 - 840 17 Avenue Se, Calgary

MLS® #A2126150

\$599,900

2 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.09 Acres

Ramsay, Calgary, Alberta

OWNER PERMIT PARKING FOR 2 CARS ON MAGGIE STREET!! | Picture this: It's a beautiful summer weekend morning. You decide to take a walk to the end of your street where you are greeted with mountain views, the city skyline, and expansive parks. Next, you contemplate which of the 7 local coffee shops you will walk to. With no afternoon plans, you weigh your options of hosting friends for a backyard barbecue on your deck or making your way to Inglewood for a lovely lunch and an afternoon of shopping. This is what life is like at 840 17th Ave South East. Situated on a 355 square meter corner lot in the heart of Ramsay, this 1.5 storey character home invites you to experience one of Calgary's liveliest communities. Stylishly decorated, with lots of natural light, this home features timeless design, and a maximized layout. The inviting living room and adjacent dining room is adorned with designer lighting. Culinary creativity is inspired in the well laid out kitchen with a new stainless-steel fridge, loads of cabinets and a door to the back deck promoting a seamless indoor/outdoor lifestyle. The 4-piece bathroom is just steps away from the large primary bedroom. A versatile second bedroom is a wonderful space for storage, work, study, or hobbies. Ascend the funky staircase to the lofted upper level with a large window creating the perfect space for guests or a home studio. A new hot water tank and a high-efficiency furnace ensures year-round comfort. A vast



and private yard and deck surrounded by mature landscaping is the ideal outdoor retreat for lazy weekends relaxing or peaceful morning coffees. This outstanding location is within walking distance to everything you could need from organic markets to city transit as well as downtown, Inglewood, East Village, and the extensive river pathways.

Built in 1914

Essential Information

MLS® #	A2126150
Price	\$599,900
Sold Price	\$599,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.09
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	840 17 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1J3

Amenities

Parking	None, On Street
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks, Separate Entrance, Storage
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Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 17th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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