

\$750,000 - 2611 17a Street Sw, Calgary

MLS® #A2127648

\$750,000

3 Bedroom, 2.00 Bathroom, 1,465 sqft

Residential on 0.11 Acres

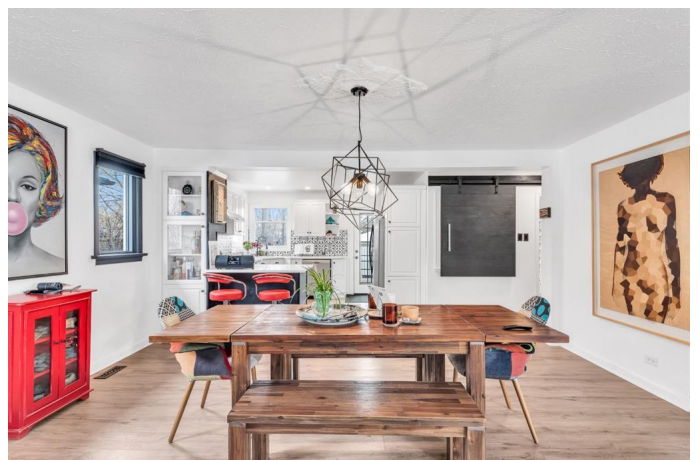
Bankview, Calgary, Alberta

â€¢ ILLEGAL SUITE â€¢ MORTGAGE

HELPER â€¢ Unlock the full potential of urban living in this charming bungalow nestled in the vibrant community of Bankview! Expanded to maximize space and functionality, this home is tailor-made for those seeking a live-up, rent-down arrangement as a mortgage helper. Step inside to find a spacious layout featuring two bedrooms, a great room with high ceilings, and an inviting semi-formal dining area perfect for entertaining guests. The family room exudes coziness with a wood-burning fireplace. The kitchen has been revamped for modern convenience, complemented by upgraded windows and a refreshed bathroom. The true highlight awaits downstairs through a separate entrance. Discover an illegal suite boasting an additional bedroom, a quaint bathroom complete with a claw foot tub, a family room, and itâ€™s own separate laundry area with ample storage. This self-contained unit offers flexibility and the potential for lucrative rental income.

Outside, a single garage and fenced west backyard provide convenient parking and privacy. Plus, with its flat, R-C2 lot, this property presents promising prospects for future redevelopment.

Bright, updated interiors, high ceilings, and an abundance of natural light elevate the appeal of this meticulously maintained home, topped off with a new roof in 2020.



Built in 1962

Essential Information

MLS® #	A2127648
Price	\$750,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,465
Acres	0.11
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2611 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4S7

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

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

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 3rd, 2024
Days on Market	32
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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