

\$574,900 - 524 17 Avenue Nw, Calgary

MLS® #A2128949

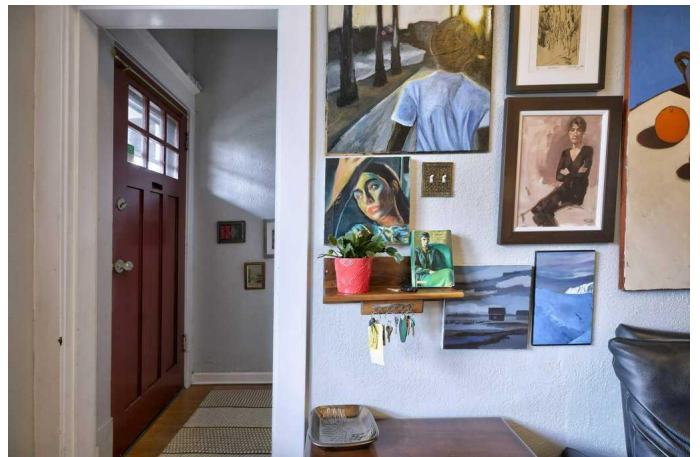
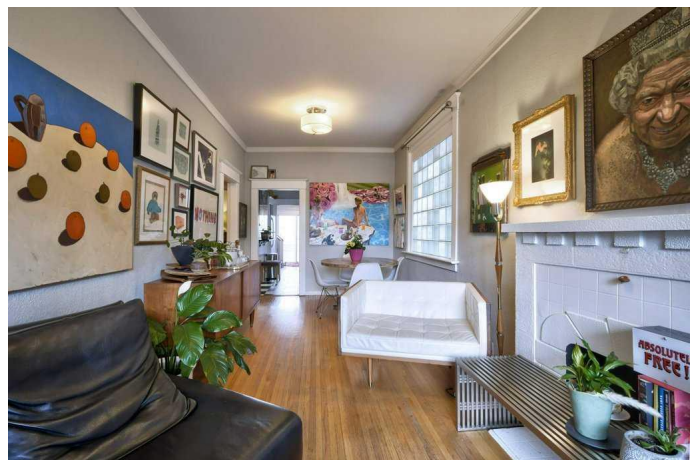
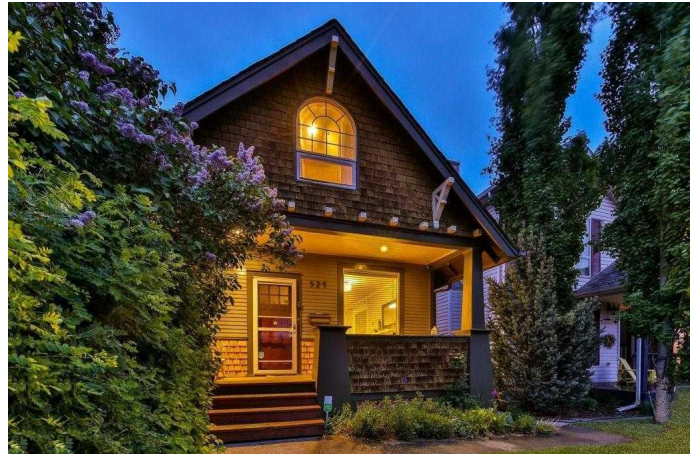
\$574,900

3 Bedroom, 3.00 Bathroom, 1,141 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Step into the vibrant community of Mount Pleasant, nestled on a charming quiet street where you will find those who also reject long daily commutes to work. Here, you'll discover a neighborhood that has it all — from lush parks and winding pathways within Confederation Park & on Crescent Road. To convenient transit options, terrific schools, and shopping that's just a leisurely stroll away. Behold this impeccable 1141 sq ft gem, a 3-bedroom haven with a partially finished basement that's nestled on a serene street where whispers carry further than noise. A mere skip away from the city center, this home is a rarity in its immaculate condition, taking the stress out of your moving equation. With a fenced yard, meticulously landscaped grounds, and pristine upkeep, you'll be basking in the summer sun instead of wrestling with fixes, brushes, and tools. Commute worries be gone! With easy access to transit, 16th Avenue, Edmonton Trail, and 4th Street, you'll have Calgary at your fingertips. The main floor is your entertaining haven, a kitchen designed with family gatherings in mind — spacious enough for culinary artistry, yet close enough to the action in the living and dining rooms. Speaking of the living room, it's your tranquil oasis, a space to escape and rejuvenate while reading a book and enjoying the sun. And oh, the living room opens to the gorgeous front porch and sunny front yard. The two main floor bedrooms are both ample in size and the main floor bath has been



recently updated with a tile shower and 10 mil glass. Beyond the kitchen is the pantry area and pathway to the rear garden. Be ready for summer fun and housewarming BBQ™s on the outstanding back deck. The garden is preplanned with perennials that bloom in sequence through out the summer months. Ascend the stairs to spacious bonus roof loft. This extra space is really what sets this home apart. Just imagine the possibilities “ think movie nights and laughter. Need a quiet corner to work from home or host guests? The lower level is up for the challenge. The extra bedroom and kitchenette / hobby area is perfect for guests. Imagine having a beautifully landscaped front and rear yard that extends your living area. Imagine living in a funky and eclectic home that is upgraded yet maintains its historic charm. Imagine commutes to work that are void of any frustration. Intrigued? Ready to make Mount Pleasant your home? This is your chance to experience a community that balances fun and function, and a house that's more than just four walls “ it's a promise of vibrant living.

Built in 1912

Essential Information

MLS® #	A2128949
Price	\$574,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,141
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached

Style	1 and Half Storey
Status	Sold

Community Information

Address	524 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0N3

Amenities

Parking Spaces	2
Parking	Off Street, Unassigned

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2024
Date Sold	May 8th, 2024
Days on Market	2
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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