

\$719,900 - 532 17 Avenue Ne, Calgary

MLS® #A2133037

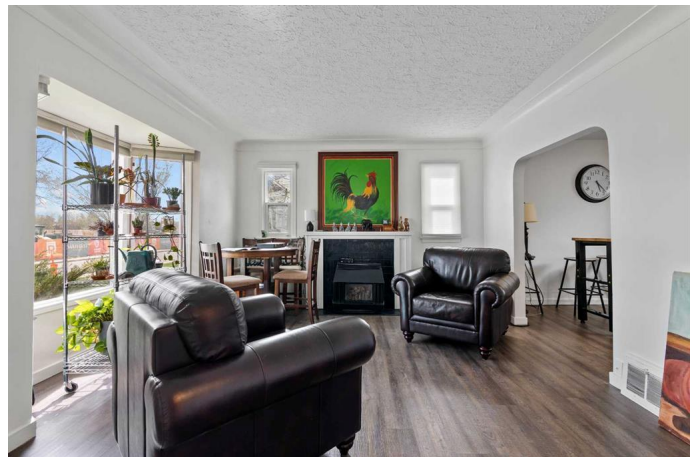
\$719,900

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

This meticulously maintained inner-city raised bungalow with over 1800 sq ft of total living space offers a perfect blend of comfort, convenience, and style. Situated on a spacious 50 X 123 R-C2 lot, this property boasts a detached garage, a convenient 2-car parking pad, and a large backyard with lush greenery that defines its character. The main level features two spacious bedrooms, a full bathroom, and an open concept kitchen/dining area. A highlight of this home is the legal secondary suite (2021) with a separate entrance, providing privacy and versatility for extended family living, rental income, or a home office space. The suite comprises a generously sized bedroom, a modern kitchen and bathroom, separate laundry, and a large recreation/living area. Recent upgrades including a high-efficiency furnace (2024), water heater (2024), and some of the windows ensure peace of mind and efficiency for years to come. Located just a 5-minute drive from downtown, this property offers unparalleled accessibility to urban amenities, dining, and entertainment options. For nature enthusiasts, Confederation Park and Munro Park are a mere stone's throw away, offering endless opportunities for outdoor recreation and relaxation. Golf enthusiasts will delight in the proximity to two nearby golf courses. Don't miss out on this rare opportunity to own a slice of inner-city paradise. Schedule your private tour today and experience the epitome of urban living!



Built in 1948

Essential Information

MLS® #	A2133037
Price	\$719,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.13
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	532 17 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1M1

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, On Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Crown Molding, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard, High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Reverse Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 17th, 2024

Date Sold May 23rd, 2024

Days on Market 6

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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