

\$1,175,000 - 826 17 Avenue Se, Calgary

MLS® #A2138389

\$1,175,000

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.22 Acres

Ramsay, Calgary, Alberta

Discover Ramsay: Calgary's™ Hottest Urban Neighborhood. This ONE OF A KIND property features over 2,115sqft of living space, and has been UPDATED and RENOVATED TO MODERN STANDARDS, all the while maintaining its mid century charm! In addition, it's™ situated on an incredible 9,742sqft (.22 acre) lot with AMAZING VIEWS of the city! The multi-level TREED LOT is breathtaking with many patio areas, cobblestone paths, wooden pillar sided pathways and surrounded with trees, flowers and herbs. Situated on a QUIET STREET just steps from the OFF-LEASH DOG PARK/RIDGE, there is a gravel driveway for extra parking as well as ample parking (including a garage) in the back. The entry to this home features BRICK PILLARS and AGGREGATE STEPS to a front patio - an excellent place to relax. Enter into a grand foyer with FRENCH DOORS opening into an OPEN FLOOR PLAN with EXPANSIVE CITY VIEWS. The RENOVATED KITCHEN features a QUARTZ COUNTERTOP, UPGRADED STAINLESS-STEEL APPLIANCES, and a bay window with a million dollar view. This flows into a dining area accessing and overlooking a spectacular deck and backyard. The living room area is SPACIOUS and BRIGHT. The original HARDWOOD FLOORS have been recently re-stained and flow throughout most of the main floor. The master bedroom is quite grand, as it was originally two bedrooms (could be converted back to the original plan). A full,



recently RENOVATED BATHROOM completes the main floor. The FULLY DEVELOPED lower level features a WALKOUT ENTRANCE with an illegal 3 bedroom basement suite! There is a common laundry room servicing both levels with a newer washer and dryer. There are 3 spacious bedrooms with NEW LUXURY VINYL PLANK flooring, a kitchenette and full bathroom with a DOUBLE VANITY! The large windows on this level provide an ABUNDANCE OF NATURAL LIGHT and views of the serene back yard! To complete this home, there is an OVERSIZED DOUBLE DETACHED GARAGE and extra parking at the rear. This home has had MANY RECENT RENOVATIONS including a NEWER KITCHEN, RENOVATED BATHROOM, NEWER WINDOWS, NEWER ROOF, HIGH-EFFICIENCY FURNACE and more! This is truly a spectacular property! Aside from a lovely home, there is great future development potential (or even add a 2nd level with a rooftop patio with downtown views). So much work has gone into the landscaping you feel like you are somewhere else entirely - it's like a retreat! Due to the huge lot size, future development opportunities are endless! This ONE OF A KIND PROPERTY is perfect for an outdoor enthusiast, anyone who loves to entertain, or a developer looking for a PRIME INNER CITY LOT. Ramsay is a dynamic and trendy community in Calgary, known for its rich history, artistic vibe, and proximity to downtown, making it a coveted neighbourhood for those seeking a vibrant urban lifestyle.

Built in 1956

Essential Information

MLS® #	A2138389
Price	\$1,175,000
Sold Price	\$1,130,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.22
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	826 17 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1J3

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Double Vanity, French Door, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Sloped, Treed, Views
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 5th, 2024
Days on Market	52
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.