

\$550,000 - 12536 17 Street Sw, Calgary

MLS® #A2149824

\$550,000

3 Bedroom, 3.00 Bathroom, 2,168 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

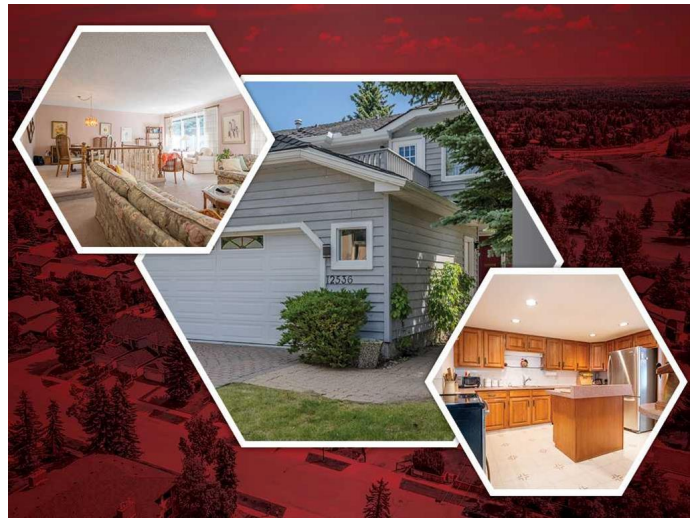
SPACIOUS FLOORPLAN | PARKLIKE
SETTING | AMAZING RENO POTENTIAL

Welcome to 12536 17 St SW, a beautifully appointed 3 -bedroom, 2 and 1/2 bathroom home nestled in the serene and highly sought-after community of Woodlands backing The Canyon Meadows Golf and Country Club. This stunning property offers over 2,150 sq ft of finished living space, plus an undeveloped basement.

Step into the grand foyer with a side office that sets the tone for the rest of the home. The heart of the home is the kitchen, featuring stainless steel appliances, quartz countertops, custom wood cabinetry, and a work island – ideal for cooking family meals. The kitchen is formally separated from the large and airy living room, complete with a cozy fireplace and large windows allowing natural light.

Adjacent to the kitchen, the formal dining area provides an elegant space for hosting dinners parties and special occasions.

The upper level is a true retreat. The spacious primary suite features a walk-in closet and an oversized ensuite with a soaking tub, dual vanities, and a glass- enclosed shower – your personal oasis for relaxation. 2 additional generously sized bedrooms share a well-appointed full bathroom.



Step outside to the backyard with detailed brickwork complimenting the estate drive. The attached double garage provides ample space for vehicles and storage. Located in the tranquil community of Woodlands, this home offers easy access to Fish Creek Park, South Center Mall, and major roadways.

About half of the homes in the complex have undertaken beautiful and thoughtful renovations, with massive kitchen expansions and full main floor reconfigurations. Ask your agent for details from the listing agent. Enjoy the perfect balance of suburban tranquility and urban convenience. Make this exceptional property your new home and experience the best of South Calgary living.

Built in 1980

Essential Information

MLS® #	A2149824
Price	\$550,000
Sold Price	\$536,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,168
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12536 17 Street Sw
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Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4B4

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Block Driveway, Double Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, French Door, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 15th, 2024
Days on Market	28
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

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