

\$550,000 - 12528 17 Street Sw, Calgary

MLS® #A2150981

\$550,000

2 Bedroom, 3.00 Bathroom, 2,235 sqft

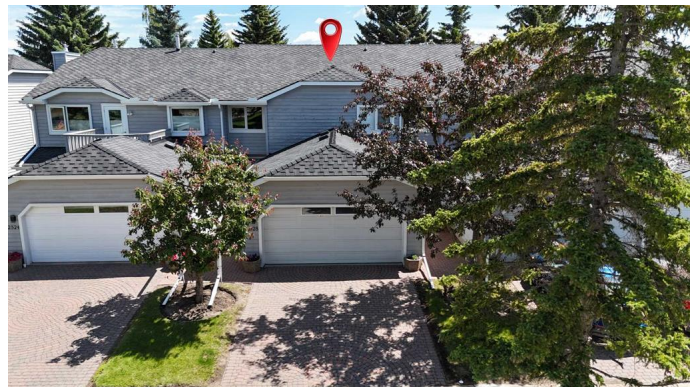
Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Welcome to 12528 17 St SW, a beautifully updated 2 (3) -bedroom, 3 full-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 2,200 sq ft of finished living space, plus an undeveloped basement.

Step into the grand foyer with soaring ceilings and an elegant staircase 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 with seating—ideal for family gatherings and entertaining. 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 dinner parties and special occasions. This unit has converted the private office on the main floor into a main floor bedroom with its own bath and shower perfect for aging family.

The upper level is a true retreat. The very spacious master 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. 1 additional generously sized bedroom shares a well-appointed full bathroom, with the open tv



or office/den upstairs ensuring comfort and convenience for the entire family.

Step outside to the backyard with detailed brickwork complimenting the estatey 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, SouthCenter Mall, and major roadways. Enjoy the perfect balance of suburban tranquillity and urban convenience. Make this exceptional property your new home and experience the best of Calgary living. About half of the homes in the complex have undertaken beautiful and thoughtfull renovations, with massive kitchen expansions and full mainfloor reconfigurations. Ask your agent for information on renovation potential.

Built in 1980

Essential Information

MLS® #	A2150981
Price	\$550,000
Sold Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,235
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12528 17 Street Sw
Subdivision	Woodlands

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4B4

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Oven, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 15th, 2024
Days on Market	14
Zoning	M-C1 d75
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

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