

# \$645,000 - 1040 17a Street Ne, Calgary

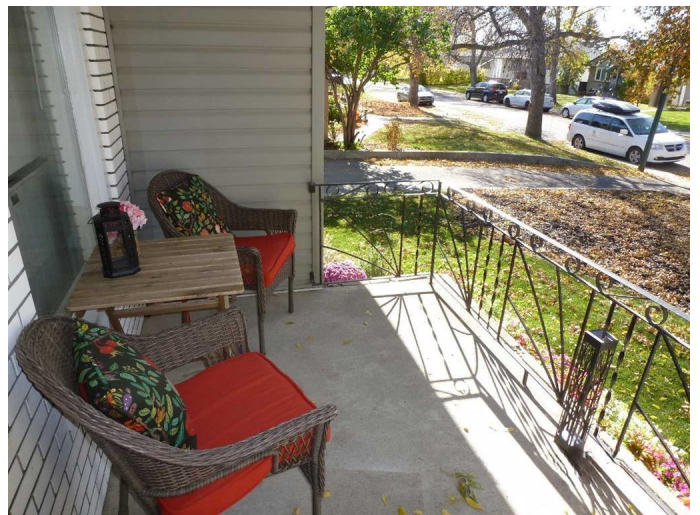
MLS® #A2167802

## \$645,000

5 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.18 Acres

Mayland Heights, Calgary, Alberta

Very desirable home in the close in community of Mayland Heights. Over 2400 square feet, recently painted, developed, living space. 3 bedrooms, a 4 piece bath & a laundry room on the main level and a 2 bedroom, illegal suite with 2 bathrooms down stairs. Separate entrance to the illegal suite which has separate laundry facilities, with a new washer/dryer. The illegal suite also has all new appliance, new counters, & backsplash. One of the downstairs bathrooms was recently tiled and the tub re-glazed. The upstairs washer & dryer are new as well. Live up and rent down or do as the seller did, live down and rent up. The home has large windows, upstairs and down. Natural light floods in, making both levels of the home very bright, cheery, and livable. Located on a beautiful tree lined street. Close to schools, shopping, public transit, playgrounds, tennis courts and the community centre. The over sized, (65 ft x 120 ft) RC-2 lot has great development potential. Even with out the possibilities that blanket rezoning has opened up. With a landscaped yard, comes lots of trees, one of them is a high producing apple tree. There is lots of parking available with a 2 car, heated garage, which had a new door and opener installed in 2022. There is RV parking behind the garage, a long driveway and if you run out, there is lots of street parking too. The property has been well maintained and possession can be quick, if that is what you need.Â



Built in 1961

## Essential Information

MLS® #	A2167802
Price	\$645,000
Sold Price	\$655,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,249
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	1040 17a Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4V3

## Amenities

Parking Spaces	6
Parking	Off Street, RV Access/Parking, Double Garage Detached

## Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 10th, 2024
Date Sold	October 25th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	TREC The Real Estate Company
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