

# \$749,900 - 1813 17a Street Sw, Calgary

MLS® #A2171282

**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Charming character meets modern sophistication! This entertainer's dream is ready for you to move in. Fully remodelled with the latest in energy efficiency, this home makes excellent use of every square inch of space. You'll love the bright, open concept plan on the main level including a spacious living room with gas fireplace, dining area, powder room, and fully equipped kitchen featuring granite countertops and a high-end gas stove. The indoor spaces are extended to the outdoors with a semi-covered seating area with dedicated BBQ area and a custom-made forno oven for summer evenings with your favourite home-made pizza. An outdoor waterfall feature leads you up a meandering path to the oversized 24x20 single garage which extends the entire width of the property. Inside the insulated garage you'll find skylights, tons of organization or hobby space, a heater, and 220 power. On the upper level of the home, two generous bedrooms share a jack-and-jill ensuite with tub, shower, and laundry. Special attention to the insulation keeps you warm in winter and cool in summer. Exceptional curb appeal with a separate entrance at the front of the home to the lower-level office which features a convenient kitchenette and full bathroom – could be a great space for a home-office, student, or in-law. A unique home located steps from 17th Avenue, dozens of restaurants, a very short commute to downtown, a community garden, and much more! Schedule your viewing today



and make this cute Bankview home yours!

Built in 1922

### Essential Information

MLS® #	A2171282
Price	\$749,900
Sold Price	\$726,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.06
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	1813 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4R7

### Amenities

Parking Spaces	1
Parking	220 Volt Wiring, Alley Access, Heated Garage, Insulated, Oversized, Single Garage Detached, Workshop in Garage

### Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Natural Gas, Boiler

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard, Built-in Barbecue
Lot Description	Back Lane, Landscaped, City Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2024
Date Sold	October 29th, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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