

\$559,000 - 12516 17 Street Sw, Calgary

MLS® #A2175431

\$559,000

2 Bedroom, 4.00 Bathroom, 2,252 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

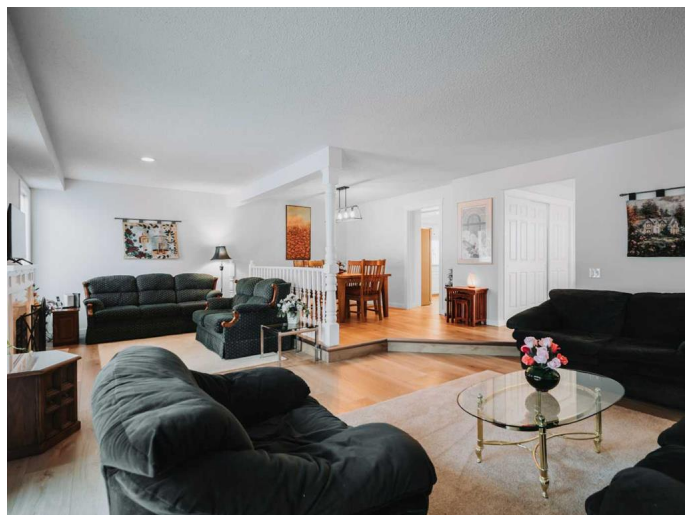
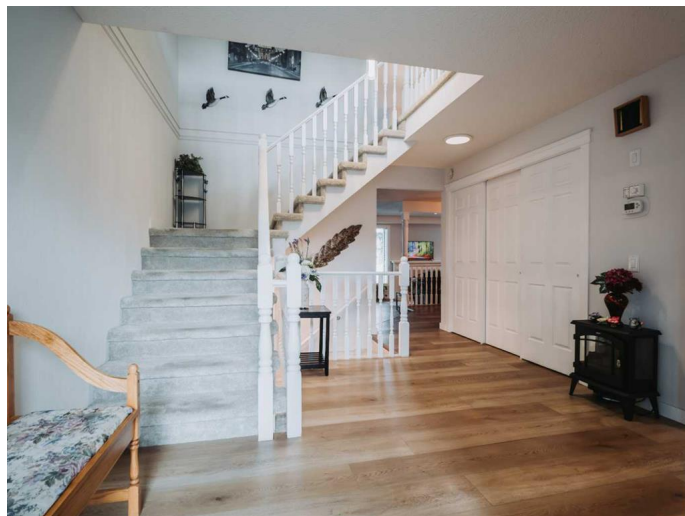
SPACIOUS AND THOUGHTFULLY
DESIGNED.

With 3293 sq ft of DEVELOPED space, this 2 BED + FLEX and BONUS ROOM, 3.5 BATH home boasts a SUNKEN LIVING ROOM, a comfortable FINISHED BASEMENT WITH WET BAR, and a MASSIVE PRIMARY SUITE with HUGE ENSUITE and PRIVATE BALCONY.

Why you will love this unit... Deceptively large and unassuming, this unit is brightly renovated with DURABLE LUXURY VINYL PLANK FLOORING and WALL TO WALL CARPETING a LIGHT AND BRIGHT UPDATED KITCHEN and richly veined ceramic WHITE TILES in large format, and 2 NEW (2021) HIGH EFFICIENCY FURNACES.

Step inside and be welcomed by a spacious entry with an open, airy ambiance throughout the main and upper floors. To the right, a bright breakfast nook awaits, with a nearby bathroom, laundry and garage access. A modernized kitchen boasts newer stainless steel appliances, sleek white quartz countertops, and a stylish white subway tile backsplash.

Flow seamlessly from the kitchen into the open dining and living areas, anchored by a cozy wood burning fireplace with gas starterâ€”perfect for family gatherings.



Mirrored glass patio doors offer privacy and lead to a large, low-maintenance private backyard, ideal for summer enjoyment.

The upper level presents a spacious primary suite designed for luxury, complete with a private balcony, a spa-inspired 5-piece ensuite with double vanity, quartz finishes, a deep soaker tub, and a bright walk-in shower area. A generous dressing closet adds functionality to this lavish retreat. An additional large bedroom, a beautifully appointed 4-piece bathroom and large open bonus room complete the upstairs.

The lower level offers a versatile den (currently used as a guest suite) adjacent to an oversized 4-piece bathroom, a wet bar, and ample space for a family room, making it perfect for relaxing in or family nights.

This thoughtfully updated home promises an exceptional lifestyle in the Heritage Woods complex renowned for its parklike setting, tranquil location and undeniably large homes.

Don't miss your chance to view this exquisite property—contact your agent and SCHEDULE YOUR TOUR TODAY!

Built in 1980

Essential Information

MLS® #	A2175431
Price	\$559,000
Sold Price	\$560,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.00

Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	12516 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	Bar, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Wet Bar, Stone Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Electric Cooktop
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 18th, 2024
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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