



## 1036 17 Street Calgary Alberta

\$647,900

Welcome to the vibrant community of Maryland Heights! A community perched high on the bluff overlooking the city of Calgary and those gorgeous mountains! So close to bike paths, eateries, coffee shops, cool markets and grocery stores. Family foods being a long staple in the neighbourhood. A few houses down from the local elementary school and playground and of course you could walk to Telus spark or the zoo! This bungalow boasts Incredible views of both city and mountains from the sun drenched front room excellent for relaxing after a long day. The upstairs has three spacious bedrooms and one bath. As an extra income helper the basement has a illegal one bedroom suite (tenant would love to stay)in the basement. A backyard to relax and garden in with endless possibilities. Looking to rebuild? This lot would be perfect because of the exceptional views. Book your showing today because you know it won't last long!!!! (id:6769)

Kitchen 13.25 Ft x 6.67 Ft

Recreational, Games room 19.75 Ft x 14.67 Ft

Bedroom 11.08 Ft x 8.58 Ft

3pc Bathroom 6.58 Ft x 5.25 Ft

Laundry room 15.42 Ft x 14.17 Ft

Living room 18.83 Ft x 5.75 Ft

Family room 13.75 Ft x 9.33 Ft

Kitchen 11.25 Ft x 9.42 Ft

Dining room 11.25 Ft x 9.42 Ft

Primary Bedroom 20.08 Ft x 12.00 Ft

Bedroom 13.75 Ft x 11.25 Ft

Bedroom 8.92 Ft x 8.83 Ft

Foyer 5.00 Ft x 3.42 Ft

Other 13.75 Ft x 3.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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