



# 1813 17A Street Calgary Alberta

\$749,900

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! (id:6769)

Office 15.58 Ft x 21.25 Ft  
3pc Bathroom 3.83 Ft x 8.33 Ft  
Dining room 12.33 Ft x 10.00 Ft  
2pc Bathroom 4.58 Ft x 4.17 Ft  
Kitchen 12.33 Ft x 8.92 Ft  
Pantry 4.58 Ft x 7.83 Ft  
Living room 12.33 Ft x 12.17 Ft

Other 5.00 Ft x 5.92 Ft  
Other 4.33 Ft x 5.75 Ft  
4pc Bathroom 9.25 Ft x 11.08 Ft  
Bedroom 12.00 Ft x 10.42 Ft  
Other 5.08 Ft x 6.17 Ft  
Other 4.25 Ft x 5.67 Ft  
Primary Bedroom 12.75 Ft x 8.92 Ft

Listing Presented By:



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