



## 2906 17 Street Calgary Alberta

\$550,000

Discover your next home in South Calgary LOCATION! LOCATION! LOCATION!--an inviting detached house offering 1,691.1 sq. ft. of thoughtfully designed living space. From the moment you step through the spacious entrance, you'll feel the warmth and charm this home exudes. The main floor is complete with a living room, dining room, and kitchen, graced with two cozy bedrooms and a stunning 5-piece bath, perfect for daily use. But that's just the beginning--venture downstairs to the fully finished basement, where you'll find an additional bedroom, ideal for guests or a home office. The basement also features a sleek 3-piece bath, a dedicated laundry room, and a large recreation/games room, perfect for movie nights or game days. Step outside onto the deck, an ideal spot for morning coffee or sunset dinners. With a parking pad for two vehicles, you'll never worry about space. This home offers a seamless blend of comfort, style, and practicality--a true hidden gem in the heart of South Calgary. AMENITIES IN MINUTES: Shopping nearby, close to schools, groceries, banks. Walking distance to bus stop! Schedule your showing today! (id:6769)

Bedroom 8.67 Ft x 7.92 Ft

Recreational, Games room 14.42 Ft x 11.50 Ft

Storage 11.75 Ft x 12.42 Ft

3pc Bathroom 7.42 Ft x 5.92 Ft

Laundry room 7.83 Ft x 9.58 Ft

Furnace 9.58 Ft x 12.33 Ft

Kitchen 13.42 Ft x 7.58 Ft

Dining room 10.58 Ft x 11.00 Ft

Bedroom 7.58 Ft x 13.08 Ft

5pc Bathroom 7.58 Ft x 9.25 Ft

Primary Bedroom 12.83 Ft x 10.75 Ft

Living room 13.83 Ft x 13.50 Ft

Other 6.92 Ft x 14.50 Ft

Other 19.08 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://peterpasion.ca/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)