



2522 17 Avenue Calgary Alberta

\$929,000

Exceptional LIVE/WORK opportunity.... A rare find in the heart of Calgary just minutes to downtown, this stylish home features an UNUSUALLY LARGE WORK SPACE, (almost 400 sq ft) off front entrance! The second floor is a beautiful open concept design with south facing windows for lots of natural light. The trendy white kitchen has quartz counters, high quality fixtures, Bosch appliances and lots of cabinetry. Whether meeting with clients or enjoying a relaxing evening at home, the atmosphere is both functional & inviting. Ideally located just a few steps from the gorgeous Shaganappi Community Centre park, playground, tennis courts, skating rink and minutes to the VIBRANT ENERGY of 17th Ave with trendy boutiques, coffee shops, restaurants and seasonal outdoor concerts. This property is perfectly suited for professionals such as lawyers, accountants, beauty/aesthetic practitioners, therapists, the opportunities are endless. Don't miss out on this terrific opportunity to elevate your WORK-LIFE BALANCE in one of Calgary's most desirable neighbourhoods! (id:6769)

Living room 18.42 Ft x 16.50 Ft

Kitchen 18.42 Ft x 11.00 Ft

Dining room 14.92 Ft x 16.08 Ft

2pc Bathroom 5.25 Ft x 5.00 Ft

Primary Bedroom 18.42 Ft x 22.08 Ft

5pc Bathroom 5.08 Ft x 13.75 Ft

Bedroom 11.50 Ft x 14.50 Ft

4pc Bathroom 8.75 Ft x 10.25 Ft

Laundry room 3.33 Ft x 6.42 Ft

Foyer 3.50 Ft x 10.25 Ft

Other 14.08 Ft x 28.58 Ft

4pc Bathroom 5.17 Ft x 8.25 Ft

Storage 3.00 Ft x 6.33 Ft

Furnace 18.17 Ft x 8.50 Ft

Other 4.50 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.roncarriere.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca