



# 4522 17 Avenue Calgary Alberta

\$569,900

This beautifully renovated property features 3 bedrooms, 2 bathrooms and main floor laundry with over 1,000 square feet of living space on the main level alone, offering bungalow-living in this professionally renovated home! The property is perfectly located with easy access to downtown, the mountains and just a 1 minute walk to nearby amenities and restaurants. The side entrance with direct access to the basement and M-CG zoning mean this property is perfect for a LEGAL BASEMENT SUITE to assist with monthly costs if desired (adding a legal suite for rental purposes would be subject to approval and permitting by the city/municipality).

\*Suited basement plans available upon request. Renovations include new windows, furnace, hot water tank, new vinyl and tile flooring, new cabinets (kitchen and bathrooms), fresh paint throughout, new appliances, plumbing fixtures, lighting and electrical updates. The timeless white kitchen is complete with quartz countertops and backsplash, pot and pan drawers, under cabinet lighting and a new Samsung appliance package. The kitchen has a peninsula with additional seating and overlooks both the living and dining areas. The expansive living area has two large SW-facing windows that allow natural light to pour through the home all day long. The large dining area has ample space for a dining table for six and a pantry space for added storage. Resilient vinyl flooring flows throughout the entire home (perfect for pets and children) with tile in the bathrooms - meaning no carpet at all! The primary bedroom has space for a king bed and a private ensuite with dual sinks and a tiled walk-in shower. Two more generous-sized bedrooms, a main bathroom, linen closet and stacked laundry complete the main level. The large backyard is partially fenced and includes a patio space and parking for 3 vehicles. This beautiful new home has endless potential...

2pc Bathroom .00 Ft x .00 Ft  
Kitchen 10.50 Ft x 9.83 Ft  
Dining room 11.17 Ft x 8.17 Ft  
Living room 14.17 Ft x 12.67 Ft  
Primary Bedroom 12.00 Ft x 10.67 Ft

Bedroom 10.67 Ft x 8.17 Ft  
Bedroom 10.67 Ft x 9.83 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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