



## 5137 17 Avenue Calgary Alberta

\$599,000

Located just steps from the Bow River pathways in historic Montgomery, this 2+2 bedroom duplex offering nearly 1900 sq ft of developed living space has been completely renovated. The main level presents light laminate flooring throughout, showcasing a spacious living room with welcoming wood burning fireplace, dining area & kitchen that's tastefully finished with quartz counter tops, crisp white cabinets, stainless steel appliances & a niche for a cozy breakfast nook or additional storage space. There are also 2 bedrooms & a 4 piece bath on the main level. Basement development includes laminate flooring throughout, a spacious family room, flex space (great for a home office setup), 2 additional bedrooms & a 4 piece bath. Outside, enjoy the front balcony & sunny south back yard with patio, fresh sod & new fence. Parking is a breeze with a new rear parking pad. This home is located steps from Bow River pathways & Shouldice Athletic Park & close to the Alberta Children's Hospital, WinSport, schools, shopping, public transit & has easy access to 16th Avenue & Sarcee Trail. Immediate possession is available! (id:6769)

Family room 21.50 Ft x 12.00 Ft

Other 8.67 Ft x 7.92 Ft

Laundry room 11.33 Ft x 8.33 Ft

Bedroom 13.17 Ft x 12.00 Ft

Bedroom 13.17 Ft x 8.33 Ft

4pc Bathroom Measurements not available

Kitchen 11.00 Ft x 8.58 Ft

Dining room 9.00 Ft x 9.00 Ft

Living room 22.17 Ft x 12.25 Ft

Foyer 6.92 Ft x 3.83 Ft

Primary Bedroom 13.92 Ft x 12.00 Ft

Bedroom 13.83 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://www.tanyaeklundgroup.ca/>



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