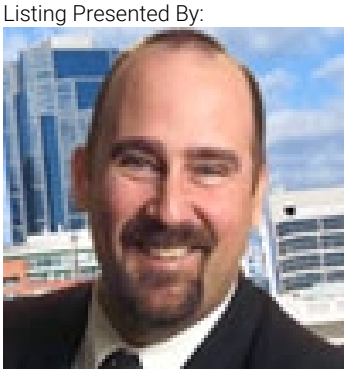


1035 17 Street Calgary Alberta

$699,900

"After more than 45 years, we still love this neighbourhood! It's like its own little town, where you can't go to the store without running into someone you know." Those heartfelt words from the longtime owners capture the charm of Mayland Heights, one of Calgary's hidden treasures! With friendly neighbours, beautiful mature trees and a wonderful homey feel, it's a community where people put down roots and memories are made. Welcome to this much-loved bungalow, filled with cherished memories and ready for its next chapter! With over 1,400 sq. ft. on the main floor, five bedrooms, three full bathrooms, a fully developed walkout basement with a separate living area and an oversized double detached garage, there's room for family, guests and entertaining. The main level offers a separate dining room, an upgraded kitchen with eating nook and breakfast bar, and spacious family room with a cozy corner fireplace, a cherished gathering place for these owners. The three upper bedrooms include a generous primary retreat with walk-in closet, five-piece ensuite featuring a double vanity and jetted tub. Two additional bedrooms and a four-piece bathroom complete this main floor. Downstairs, the bright and exceptionally spacious walkout basement offers two private exterior entrances, with a generous living room, full kitchen, two bedrooms, four-piece bathroom and versatile den. A large laundry room and storage add convenience, the separate living area offers wonderful flexibility for extended family or multigenerational living. And then there's the view! The incredible west-facing downtown skyline is a highlight, with beautiful sunsets, sparkling city lights and even fireworks to enjoy. Set on a nearly 6,000 sq. ft. lot, the property also features a fenced backyard, garden areas, deck and balcony, ideal spaces to relax and enjoy the outdoors. There is something special about a ho...

Listing Presented By:



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Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 11.33 Ft x 9.33 Ft
Living room 12.33 Ft x 14.83 Ft
Den 4.08 Ft x 9.92 Ft
Bedroom 11.75 Ft x 14.83 Ft
Bedroom 11.42 Ft x 11.58 Ft
4pc Bathroom 7.50 Ft x 7.58 Ft
4pc Bathroom 7.33 Ft x 7.50 Ft
Foyer 4.00 Ft x 8.75 Ft
Other 10.17 Ft x 10.08 Ft
Dining room 8.17 Ft x 9.17 Ft
Family room 15.25 Ft x 17.58 Ft
Primary Bedroom 13.33 Ft x 12.00 Ft

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Laundry room 9.92 Ft x 14.50 Ft

Storage 3.42 Ft x 7.92 Ft

Storage 8.25 Ft x 5.33 Ft

Furnace 7.50 Ft x 3.67 Ft

5pc Bathroom 12.00 Ft x 13.58 Ft

Bedroom 11.25 Ft x 10.17 Ft

Bedroom 10.08 Ft x 10.08 Ft

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