



## 1040 17A Street Calgary Alberta

\$645,000

Very desirable home in the close in community of Mayland Heights. Over 2400 square feet, recently painted, developed, living space. 3 bedrooms, a 4 piece bath & a laundry room on the main level and a 2 bedroom, illegal suite with 2 bathrooms down stairs. Separate entrance to the illegal suite which has separate laundry facilities, with a new washer/dryer. The illegal suite also has all new appliance, new counters, & backsplash. One of the downstairs bathrooms was recently tiled and the tub re-glazed. The upstairs washer & dryer are new as well. Live up and rent down or do as the seller did, live down and rent up. The home has large windows, upstairs and down. Natural light floods in, making both levels of the home very bright, cheery, and livable. Located on a beautiful tree lined street. Close to schools, shopping, public transit, playgrounds, tennis courts and the community centre. The over sized, (65 ft x 120 ft) RC-2 lot has great development potential. Even with out the possibilities that blanket rezoning has opened up. With a landscaped yard, comes lots of trees, one of them is a high producing apple tree. There is lots of parking available with a 2 car, heated garage, which had a new door and opener installed in 2022. There is RV parking behind the garage, a long driveway and if you run out, there is lots of street parking too. The property has been well maintained and possession can be quick, if that is what you need. (id:6769)

Kitchen 10.83 Ft x 10.83 Ft  
Other 10.83 Ft x 7.17 Ft  
Living room 20.08 Ft x 14.33 Ft  
Primary Bedroom 12.08 Ft x 10.25 Ft  
Bedroom 10.83 Ft x 10.17 Ft  
Bedroom 10.83 Ft x 10.33 Ft  
Laundry room 6.42 Ft x 6.33 Ft  
4pc Bathroom Measurements not available

Eat in kitchen 15.50 Ft x 12.83 Ft  
Living room 13.92 Ft x 12.75 Ft  
Bedroom 11.58 Ft x 9.75 Ft  
Bedroom 12.00 Ft x 8.33 Ft  
Laundry room 8.92 Ft x 6.33 Ft  
4pc Bathroom Measurements not available  
3pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

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