



1042 17A Street Calgary Alberta

\$650,000

Offering over 2000 sq. ft. of developed living space, this beautifully renovated and upgraded three-bedroom, three-bathroom bi-level is completely move-in ready. Impressive curb appeal begins with Hardie board siding and battens (2016), a newer roof (2015), and a new front door (2026). Inside, a spacious foyer with ample storage leads to the open-concept main floor. The inviting living room features oak hardwood flooring (2017), a custom built-in entertainment centre, vaulted ceilings, and oversized windows that fill the home with natural light. Fully renovated in 2017, the kitchen showcases modern white cabinetry, quartz countertops, and premium Monogram appliances, including double built-in ovens, a built-in microwave, and a gas cooktop. The adjoining dining area provides access to the side entrance and low-maintenance backyard. The king-sized primary bedroom offers a walk-in wardrobe with custom built-ins and a private three-piece ensuite. The renovated main bathroom features a custom distressed-wood vanity and tiled tub/shower. A spacious second bedroom with a custom built-in closet completes the main floor. Downstairs, the fully developed basement offers a second living area, workout space, and a cosy gas fireplace. This level also includes a four-piece bathroom and a third bedroom upgraded with Safe'n'Sound insulation, a resilient-channel ceiling, and LED pot lights. The utility room includes a laundry area with a sink and plenty of storage. Additional upgrades include a new high-efficiency furnace (2026), on-demand hot water, air conditioning, and complete replacement of the Poly-B plumbing (2026). The low-maintenance backyard is designed for year-round enjoyment, featuring an exposed-aggregate concrete patio, underground irrigation, and a covered side patio that provides sheltered outdoor storage and everyday utility. A heated double garage with a newer gara...

4pc Bathroom 7.58 Ft x 5.33 Ft

Bedroom 11.08 Ft x 15.17 Ft

Laundry room 8.33 Ft x 24.92 Ft

Recreational, Games room 13.50 Ft x 25.67 Ft

Storage 10.33 Ft x 9.00 Ft

3pc Bathroom 5.92 Ft x 6.00 Ft

Bedroom 12.00 Ft x 9.67 Ft

Dining room 8.67 Ft x 11.00 Ft

Foyer 4.42 Ft x 6.92 Ft

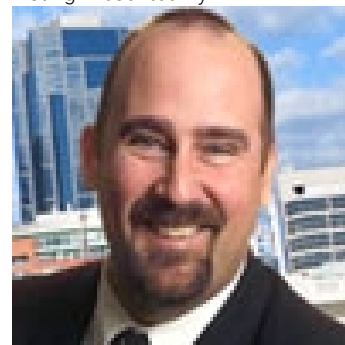
Kitchen 12.25 Ft x 13.58 Ft

Living room 12.42 Ft x 13.92 Ft

Primary Bedroom 14.75 Ft x 14.08 Ft

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Listing Presented By:



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