

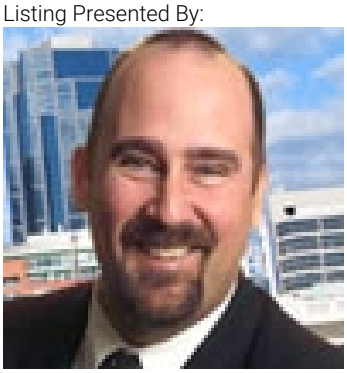
1231 17 Street Calgary Alberta

$1,399,900

Location, location, location! Opportunities like this are exceptionally rare. One of only two homes in an exclusive, private oasis directly across from a pristine environmental reserve. Boasting sweeping, unobstructed views of the Bow River valley, the majestic Rocky Mountains, and the downtown Calgary skyline, this wide lot is the ultimate canvas for building your custom luxury residence. Prefer to renovate or move in? The existing bungalow is exceptionally well-maintained and full of charm. The main level features hardwood floors, a spacious kitchen with newer stainless-steel appliances, two generous bedrooms, and a massive front deck perfect for taking in the view. The fully finished basement has been recently upgraded with vinyl plank flooring, two additional bedrooms, a 3-piece bathroom, and a dedicated laundry area. Beyond the property line, enjoy a highly walkable lifestyle. You are just steps away from the vibrant shops and restaurants of Kensington, scenic parks, transit, excellent schools, and Calgary's top medical centres. Whether you choose to live, renovate, or build anew, this legacy property is ready for its next chapter. *Some photos have been virtually staged. (id:6769)

Family room 15.33 Ft x 12.83 Ft
Furnace 9.25 Ft x 8.17 Ft
Storage 14.92 Ft x 11.50 Ft
Bedroom 12.25 Ft x 11.50 Ft
Recreational, Games room 28.08 Ft x 26.58 Ft
3pc Bathroom 12.17 Ft x 8.83 Ft
Living room 20.75 Ft x 13.67 Ft
Dining room 11.58 Ft x 11.17 Ft
Kitchen 15.25 Ft x 13.50 Ft
4pc Bathroom 9.42 Ft x 7.00 Ft
Primary Bedroom 13.25 Ft x 12.08 Ft
Bedroom 13.17 Ft x 9.75 Ft

Listing Presented By:



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