



1918 17 Avenue Calgary Alberta

\$954,000

WELCOME to this 1 1/2 Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIZED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 1/2 Bathrooms, 2 Decks, a WALK-OUT Basement, + INCREDIBLE VIEWS of the CITY from ALL Floors; + on a 6598 Sq Ft LOT in the Community of SCARBORO!!! COZY Curb Appeal w/Trees, + Bushes around the Gate into the Front yard incl/UNIQUE Front Porch that beckons you to enter. The foyer has original Hardwood Flooring, + opens to the Dining room on the left, + a living room on the right incl/NEUTRAL color tones throughout. The Dining room has plenty of Natural Light coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2-pc bathroom and a DEN/OFFICE w/Door leading outside which is PERFECT for working at HOME. Stairs lead to the Upper floor. The 'Heart of the Home' is the Kitchen, which has NEW SLEEK 2-TONED Cabinetry, Tiled Backsplash, SS Appliances incl/Hood Fan, QUARTZ Countertops incl/Breakfast Bar, new LIGHTING, + a Pantry. The living room is right there for ENTERTAINING, having LOVED ONES over, or putting your feet up after a long day. The Upper floor has the 4 pc Bathroom w/Soaker Tub to get away from the Hustle'n Bustle of the week, a MASSIVE Primary Bedroom incl/HUGE window w/CITY VIEWS, + a 2nd LARGE Bedroom again that can accommodate a couple of beds if needing to share a bedroom. The Full WALK-OUT Basement has plumbing for a future Kitchen, think of the possibilities!!! There is a Family Room, a Recreation Room made for Movie/Game nights, + a 3rd Bedroom which can also be for GUESTS. A CONVENIENT 5 pc Bathroom, + a Laundry/Utility Room. Upgrades are the New Boiler, 80-gallon H2O Tank, a High-Efficiency Furnace in 2023, the Asphalt Shingles done in 2009 + 2024, + the Acrylic Stucco siding on this HOME. The Backyard has a Covered Deck for LOUNGING or hosting BBQs...

Primary Bedroom 23.17 Ft x 10.58 Ft

Bedroom 23.17 Ft x 10.17 Ft

4pc Bathroom 8.42 Ft x 7.42 Ft

Family room 14.17 Ft x 12.83 Ft

Recreational, Games room 12.50 Ft x 9.08 Ft

Living room 13.67 Ft x 11.67 Ft

Other 15.25 Ft x 13.58 Ft

Dining room 10.25 Ft x 9.67 Ft

Foyer 4.75 Ft x 3.83 Ft

Other 3.75 Ft x 2.92 Ft

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Listing Presented By:



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Bedroom	9.25 Ft x 8.67 Ft	Den	10.17 Ft x 9.17 Ft
5pc Bathroom	13.50 Ft x 5.92 Ft	2pc Bathroom	7.00 Ft x 6.75 Ft
Furnace	12.25 Ft x 7.83 Ft		