



2506 17 Street Calgary Alberta

\$900,000

Welcome to 2506 17 Street SE, offering over 1,700 sq. ft. of living space in the heart of Inglewood. This inviting two-storey home features 3 bedrooms, 2.5 bathrooms, 9-ft ceilings and beautiful Brazilian cherry hardwood flooring. The kitchen is finished with maple cabinetry and granite countertops, while the upper level offers three bedrooms, including a spacious primary retreat with walk-in closet. Central A/C adds year-round comfort, and the double detached garage provides the rare convenience of TWO covered parking spaces plus additional storage. Recent improvements include roof shingles on the home and garage (2023), a 50-gallon hot water tank (2026), interconnected smoke/CO detectors (2026), air duct cleaning (2026), and a low-maintenance composite front porch and stairs (2023). Just steps from Colonel Walker School and the Inglewood Community Association, this fantastic location also offers easy access to Bow River pathways, parks, the Inglewood Bird Sanctuary and the shops, cafes, restaurants and breweries along 9th Avenue SE. Minutes from downtown, this home delivers space, character and an exceptional inner-city lifestyle. (id:6769)

Furnace 11.00 Ft x 8.42 Ft

Living room 16.17 Ft x 10.92 Ft

Family room 16.00 Ft x 11.83 Ft

Kitchen 13.67 Ft x 9.00 Ft

Dining room 8.92 Ft x 7.92 Ft

Foyer 8.33 Ft x 5.00 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Primary Bedroom 14.92 Ft x 12.00 Ft

Other 6.92 Ft x 5.50 Ft

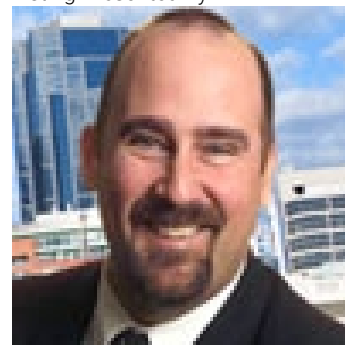
4pc Bathroom 8.50 Ft x 5.92 Ft

Bedroom 10.50 Ft x 9.42 Ft

Bedroom 13.50 Ft x 10.92 Ft

4pc Bathroom 8.50 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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