



## 2720 17 Street Calgary Alberta

\$979,900

Gorgeous home in fantastic inner city Inglewood, backing on a green space, leading to the bird sanctuary and the Bow River and pathways! This exciting modern farmhouse has just under 1900ft above grade, as well as a fully finished basement. Upgrades include designer lighting pkge, upgraded finishes, custom millwork, wide plank hardwood floors, custom window coverings, and central AC. The main floor features 10ft ceilings with a very open design and large windows flooding the home with natural light. The large foyer opens to the dining room and kitchen with beautiful quartz counters and S/S appliances. The great room has a gas fireplace with a very nice feature wall and double glass sliding doors leading to the patio. There is also a 2pce powder room on the main that is conveniently tucked away and a good sized mudroom at the rear. Upstairs has 3 bedrooms with the primary having a beautiful 5 pce ensuite with large walkin shower, soaker tub, heated floors, and a walkin closet. The upstairs also has a full sized laundry room as well as the main 4pce bath. The fully finished basement has 9ft ceilings, a 4th bedroom with a walkin closet, another 4pce bath, and a large rec room perfect for entertaining with a beautiful builtin wetbar and cabinets. The backyard is fenced and there is natural gas plumbed out to the private concrete patio. Enjoy nature at your door step or if you are looking for more excitement, head over to 9th ave for shopping, restaurants, and entertainment! Truly a beautiful home in a great location! (id:6769)

Primary Bedroom 14.50 Ft x 13.33 Ft

Bedroom 10.67 Ft x 10.08 Ft

Bedroom 10.67 Ft x 9.50 Ft

Laundry room 6.25 Ft x 5.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12.67 Ft x 9.67 Ft

Family room 18.92 Ft x 17.83 Ft

Furnace 8.75 Ft x 8.17 Ft

4pc Bathroom Measurements not available

Kitchen 15.50 Ft x 8.67 Ft

Dining room 12.92 Ft x 12.17 Ft

Great room 14.42 Ft x 14.33 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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