



412 17 Avenue Calgary Alberta

\$740,000

NOTE The seller is in the process of packing and preparing to move. As a result, the property's appearance may differ from the listing photographs at the time of viewing. Be "pleasantly" surprised with this Mount Pleasant home in NW Calgary. Character, charm, proximity to conveniences and major routes - this 1.5 storey home has selling features almost too numerous to mention. Located in an established community and boasting 1,370 sq. ft. of carefully planned space with 3 bedrooms and 2.5 baths it will not fail to impress. A welcoming veranda and neat landscaping invite you in. The airy and open main level features a combination of new vinyl laminate flooring (2024), carpet and ceramic tiling (2022). A large and bright, naturally lit living room adjoins an alcove which could be used as a home office or a library. The living room flows into the dining area which has chic chair railing to set it apart and from there to the distinctively styled kitchen. Blond cabinetry, quartz countertops and marble backsplash (2024) with deep, double, undermount sink and stainless appliances which includes a gas stove (2024) make meal prep a breeze. A 2-pc. bath with ceramic tiling combined with laundry facilities (washer/dryer in 2024) and a mudroom at the back landing wrap up this level. The second level is efficiently organized with storage at the top of the stairs and two carpeted bedrooms. The primary has abundant closet space and built-in drawers. A tiled 4-pc. bath with soaker tub is shared. A fully finished basement has a large rec room, an additional room that could serve as a bedroom, a utility room and storage area. The piece de resistance is a 3-pc. bath with an aromatherapy steam room for that final wind down at the end of the day. Large patio doors in the kitchen lead you to the private and fenced back yard and the expansive deck serves as entertainment central. De...

4pc Bathroom 7.75 Ft x 7.42 Ft
 Bedroom 10.50 Ft x 11.08 Ft
 Primary Bedroom 12.25 Ft x 20.58 Ft
 3pc Bathroom 7.75 Ft x 7.92 Ft
 Bedroom 14.25 Ft x 8.33 Ft
 Recreational, Games room 17.75 Ft x 24.42 Ft

2pc Bathroom 6.83 Ft x 5.58 Ft
 Dining room 7.92 Ft x 14.92 Ft
 Kitchen 11.17 Ft x 10.67 Ft
 Living room 19.00 Ft x 21.50 Ft
 Other 7.08 Ft x 7.67 Ft
 Office 11.58 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:
Comox Realty

<https://www.greatcalgarylistings.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

