



5137 17 Avenue Calgary Alberta

\$579,900

Located just steps from the Bow River pathways in historic Montgomery, this 2+2 bedroom duplex offering nearly 1900 sq ft of developed living space has been completely renovated. The main level presents light laminate flooring throughout, showcasing a spacious living room with welcoming wood burning fireplace, dining area & kitchen that's tastefully finished with quartz counter tops, crisp white cabinets, stainless steel appliances & a niche for a cozy breakfast nook or additional storage space. There are also 2 bedrooms & a 4 piece bath on the main level. Basement development includes laminate flooring throughout, a spacious family room, flex space (great for a home office setup), 2 additional bedrooms & a 4 piece bath. Outside, enjoy the front balcony & sunny south back yard with patio, fresh sod & new fence. Parking is a breeze with a new rear parking pad. This home is located steps from Bow River pathways & Shouldice Athletic Park & close to the Alberta Children's Hospital, WinSport, schools, shopping, public transit & has easy access to 16th Avenue & Sarcee Trail. Immediate possession is available! (id:6769)

Family room 21.50 M x 12.00 M

Other 8.67 M x 7.92 M

Laundry room 11.33 M x 8.33 M

Bedroom 13.17 M x 12.00 M

Bedroom 13.17 M x 8.33 M

4pc Bathroom Measurements not available

Kitchen 11.00 M x 8.58 M

Dining room 9.00 M x 9.00 M

Living room 22.17 M x 12.25 M

Foyer 6.92 M x 3.83 M

Primary Bedroom 13.92 M x 12.00 M

Bedroom 13.83 M x 9.00 M

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

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

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