



## 5143 17 Avenue Calgary Alberta

\$559,500

Terrific opportunity with this bilevel located on a side street in Montgomery. Features a 3 bedrooms, 2 full bathrooms, spacious living room with a wood burning fireplace and large family room downstairs, granite kitchen with newer appliances, a separate dining area with sliding doors to the front balcony. Improvements include new hardwood flooring, thick granite kitchen countertops, interior paint, main floor and basement bathrooms upgraded, loads of storage, basement laundry, beautiful SW fenced and secured back yard with newer wood fencing, fruit trees, shrubs, garden area and more. Minutes to downtown, to Market Mall, to Stony Trail, to the Trans Canada en route to the mountains, COP, Trinity Hills and the future Bingham Crossing shops and boutiques. Zoned R-CG, a terrific end lot for possible future development. Or for the new home for a growing family near playgrounds, schools, parks and sporting fields. Don't miss out on this great opportunity. (id:6769)

Other 9.33 Ft x 8.33 Ft

Furnace 11.00 Ft x 8.92 Ft

Laundry room 7.33 Ft x 4.17 Ft

Bedroom 12.17 Ft x 11.92 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Family room 21.33 Ft x 11.92 Ft

Living room 22.00 Ft x 12.08 Ft

Kitchen 11.50 Ft x 9.17 Ft

Dining room 11.92 Ft x 8.92 Ft

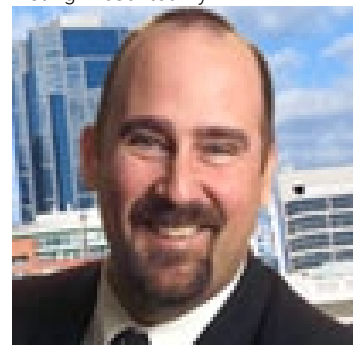
Foyer 6.92 Ft x 3.92 Ft

Primary Bedroom 21.25 Ft x 13.92 Ft

Bedroom 13.33 Ft x 8.33 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Listing Presented By:



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