



# 826 17 Avenue Calgary Alberta

\$1,175,000

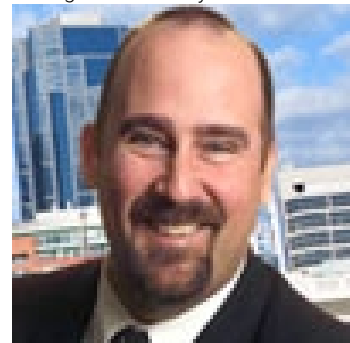
Discover Ramsay: Calgary's Hottest Urban Neighborhood. This ONE OF A KIND property features over 2,115sqft of living space, and has been UPDATED and RENOVATED TO MODERN STANDARDS, all the while maintaining its mid century charm! In addition, it's situated on an incredible 9,742sqft (.22 acre) lot with AMAZING VIEWS of the city! The multi-level TREED LOT is breathtaking with many patio areas, cobblestone paths, wooden pillar sided pathways and surrounded with trees, flowers and herbs. Situated on a QUIET STREET just steps from the OFF-LEASH DOG PARK/RIDGE, there is a gravel driveway for extra parking as well as ample parking (including a garage) in the back. The entry to this home features BRICK PILLARS and AGGREGATE STEPS to a front patio - an excellent place to relax. Enter into a grand foyer with FRENCH DOORS opening into an OPEN FLOOR PLAN with EXPANSIVE CITY VIEWS. The RENOVATED KITCHEN features a QUARTZ COUNTERTOP, UPGRADED STAINLESS-STEEL APPLIANCES, and a bay window with a million dollar view. This flows into a dining area accessing and overlooking a spectacular deck and backyard. The living room area is SPACIOUS and BRIGHT. The original HARDWOOD FLOORS have been recently re-stained and flow throughout most of the main floor. The master bedroom is quite grand, as it was originally two bedrooms (could be converted back to the original plan). A full, recently RENOVATED BATHROOM completes the main floor. The FULLY DEVELOPED lower level features a WALKOUT ENTRANCE with an illegal 3 bedroom basement suite! There is a common laundry room servicing both levels with a newer washer and dryer. There are 3 spacious bedrooms with NEW LUXURY VINYL PLANK flooring, a kitchenette and full bathroom with a DOUBLE VANITY! The large windows on this level provide an ABUNDANCE OF NATURAL LIGHT and views of the serene back yard! To complete this home, there is an OVERSIZED DOUBLE ...

- Other 7.92 Ft x 5.50 Ft
- Family room 10.92 Ft x 13.67 Ft
- Laundry room 13.25 Ft x 6.83 Ft
- 5pc Bathroom 10.33 Ft x 6.92 Ft
- Bedroom 10.33 Ft x 11.00 Ft

- Bedroom 7.75 Ft x 14.25 Ft
- Living room 23.00 Ft x 13.75 Ft
- Dining room 9.83 Ft x 7.75 Ft
- Kitchen 9.75 Ft x 14.42 Ft
- Primary Bedroom 12.83 Ft x 24.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 13.50 Ft x 14.25 Ft

4pc Bathroom 7.83 Ft x 8.50 Ft