

# \$954,000 - 1918 17 Avenue Sw, Calgary

MLS® #A2182765

**\$954,000**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.15 Acres

Scarboro, Calgary, Alberta

WELCOME to this 1 ½ Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIZED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 ½ Bathrooms, 2 Decks, a WALK-OUT Basement, + INCREDIBLE VIEWS of the CITY from ALL Floors; + on a 6598 Sq Ft LOT in the Community of SCARBORO!!! COZY Curb Appeal w/Trees, + Bushes around the Gate into the Front yard incl/UNIQUE Front Porch that beckons you to enter. The foyer has original Hardwood Flooring, + opens to the Dining room on the left, + a living room on the right incl/NEUTRAL color tones throughout. The Dining room has plenty of Natural Light coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2-pc bathroom and a DEN/OFFICE w/Door leading outside which is PERFECT for working at HOME. Stairs lead to the Upper floor. The 'Heart of the Home' is the Kitchen, which has NEW SLEEK 2-TONED Cabinetry, Tiled Backsplash, SS Appliances incl/Hood Fan, QUARTZ Countertops incl/Breakfast Bar, new LIGHTING, + a Pantry. The living room is right there for ENTERTAINING, having LOVED ONES over, or putting your feet up after a long day. The Upper floor has the 4 pc Bathroom w/Soaker Tub to get away from the Hustle™n Bustle of the week, a MASSIVE Primary Bedroom incl/HUGE window w/CITY VIEWS, + a 2nd LARGE Bedroom again that can accommodate a couple of beds if needing



to share a bedroom. The Full WALK-OUT Basement has plumbing for a future Kitchen, think of the possibilities!!! There is a Family Room, a Recreation Room made for Movie/Game nights, + a 3rd Bedroom which can also be for GUESTS. A CONVENIENT 5 pc Bathroom, + a Laundry/Utility Room. Upgrades are the New Boiler, 80-gallon H2O Tank, a High-Efficiency Furnace in 2023, the Asphalt Shingles done in 2009 + 2024, + the Acrylic Stucco siding on this HOME. The Backyard has a Covered Deck for LOUNGING or hosting BBQs, + an area for a GARDEN. An area to park another vehicle or RV parking beside the Garage too. This lot is HUGE, + it has so much POTENTIAL to be CREATIVE. There are 10 Virtual Staging Photos in this listing. This VIBRANT Community has Newsletters w/Updates. It has Preschool, + Elementary Schools that are SOUGHT-AFTER in the Community, + area. There are Parks, Green Spaces, Trendy Restaurants, Shops, Bars, Cafe's, Public Transportation, + easy access to 17 Ave, + Crowchild Trail. The Scarboro Community Association has many EVENTS, + ACTIVITIES for all age groups incl/Skating, Tennis, Bowling, Swimming, Dancing, etc. BOOK your showing TODAY!!!

Built in 1948

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2182765  |
| Price          | \$954,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,311     |
| Acres          | 0.15      |
| Year Built     | 1948      |

|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1918 17 Avenue Sw |
| Subdivision | Scarboro          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0E8           |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                                                    |
| Parking        | Double Garage Detached, Alley Access, Garage Faces Rear, Gravel Driveway, RV Access/Parking                                          |
| # of Garages   | 2                                                                                                                                    |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting                             |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Microwave, Range Hood |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                    |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                 |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Other                                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 17th, 2024 |
| Days on Market | 135                 |
| Zoning         | R-CG                |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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