

**507 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2287005**



**\$759,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)		

**Inclusions:** N/A

Welcome to this beautifully designed semi-attached home in the highly sought-after community of Mount Pleasant in NW Calgary. Offering nearly 1,800 sq ft of thoughtfully planned above-grade living space, this home blends functionality, comfort, and investment potential in one exceptional package. Perfectly positioned with easy access to major routes and public transit, you're just minutes to downtown Calgary and within walking distance to Southern Alberta Institute of Technology (SAIT) — making this an ideal property for families, professionals, or investors alike. The main level features a bright and practical layout designed for everyday living. A front office/den provides the perfect work-from-home space or quiet study area. The heart of the home showcases a stunning three-way fireplace that elegantly connects and warms the living room, dining area, and kitchen — creating an inviting atmosphere for family gatherings and entertaining. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat featuring a delightful ensuite and generous closet space. Two additional bedrooms are ideal for growing families or guests. A full main bathroom and upper-level laundry add everyday convenience and functionality. The fully developed basement offers an illegal 2-bedroom suite complete with its own kitchen, full bathroom, separate laundry, and private rear entrance — an excellent mortgage helper or multi-generational living option. Outside, a double detached garage provides secure parking and additional storage. Located in vibrant Mount Pleasant, you'll enjoy quick access to major transit routes, short commutes to downtown, nearby schools, parks, and a wide selection of local eateries and amenities. This is an exceptional opportunity to

own a versatile home in one of Calgary's most desirable inner-city communities.