

2912 17 Street SE
Calgary, Alberta

MLS # A2325776



\$599,999

Division:	Inglewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,062 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Treed, Wetlands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Slate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Soaking Tub, Wood Counters		

Inclusions: Kitchen Island, blue organizer, wooden bathtub organizer, floating shelves (ALL), window coverings, white drawers, pot rack, black hooks & utensil holder in kitchen, basement shelving (ALL), garage shelving

Daisy's Cottage is looking for new owners to love her. Not just buyers & owners. The kind who sip their morning coffee in the sunroom as the light filters in, cozy up by the wood-burning fireplace come winter, and lose an afternoon in the garden without a single apology for it. Built in 1911 and lovingly tended ever since, this charming 1.5-storey home in the heart of Inglewood offers just under 1,100 square feet of character and comfort. Featuring 2 bedrooms: one is currently a dedicated office & along with 2 bathrooms and the opportunity to develop a third bathroom and additional bedroom, this home offers both charm and flexibility. The kitchen is the real thing: butcher block countertops, a farmhouse sink, gas range, stainless steel appliances, and enough soul to make cooking feel like a pleasure again. Wind down however suits you best: this home comes with not one, but two clawfoot tubs, along with your own private backyard oasis just steps from the Inglewood Bird Sanctuary, river pathways, wildlands, and bike paths. With friendly neighbours and a vibrant community, this is Calgary's most beloved neighbourhood for a reason & it actually feels like one. Recent updates include new vinyl plank flooring, new carpet, and a fresh coat of paint throughout. For peace of mind, the furnace, hot water tank, and roof were all replaced within the last six years and an extra-wide single garage and rear parking pad complete this truly special property. She's ready for her new owners. Are you?