

2506 17 Street SE
Calgary, Alberta

MLS # A2347888



\$895,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, See Remarks		

Inclusions: None

OPEN HOUSE- Sunday October 18th from 2-4pm! This well maintained and upgraded detached infill in the heart of Inglewood offers over 1,700 sq ft above grade with 3 bedrooms, 2.5 bathrooms and a double detached garage! As you enter the main floor you are greeted by the beautiful Brazilian Cherry hardwood flooring leading you into a spacious formal living room with cozy gas fireplace and bay window letting in lots of natural light. Gorgeous kitchen with maple cabinets, granite counters, tile backsplash and flooring, corner pantry, and large center island with raised bar ledge. It opens to the dining area and family room, with garden doors leading out to the large deck and private backyard. Head upstairs to the primary bedroom with vaulted ceilings, walk-in closet, and full ensuite bathroom with soaker tub and separate shower. Two additional good-sized 2nd and 3rd bedrooms and another full 4-piece bathroom complete the well laid out upper floor. The full unfinished basement offers a blank canvas for your design ideas. Whether you envision a large rec room, guest or extended family space, home gym, or dedicated office there is plenty of potential to make it your own. Recent improvements include roof shingles on the home and garage (2023), a 50-gallon hot water tank (2026), interconnected smoke/CO detectors (2026), air duct cleaning (2026), and a low-maintenance composite front porch and stairs (2023). Just steps from Colonel Walker School and the Inglewood Community Association, this fantastic location also offers easy access to Bow River pathways, parks, the Inglewood Bird Sanctuary and the shops, caf  s, restaurants and breweries along 9th Avenue SE. Minutes from downtown, this well maintained home delivers space, character and an exceptional inner-city lifestyle!