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634 17 Avenue NW
Calgary, Alberta

MLS # A2354265

$899,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,976 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Asphalt, Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s)		

Inclusions: N/A

Welcome to 634 17 Ave NW in the sought after community of Mount Pleasant! This beautifully designed 3-bedroom, 3.5-bathroom home offers approximately 1,976 sq. ft. of thoughtfully finished living space with a blend of modern style and functional design. The main level features 9-foot ceilings, hardwood flooring, and an abundance of natural light. The contemporary kitchen showcases quartz countertops, stainless steel appliances, and ample cabinetry, creating a stylish and functional space for everyday living and entertaining. Upstairs, you'll find spacious bedrooms and well appointed bathrooms, including a comfortable primary retreat. The fully developed basement offers excellent flexibility with a dedicated gym/fitness room that could potentially be converted into an additional bedroom, subject to applicable requirements. Enjoy movie nights and entertainment with ceiling-mounted speakers in the basement, creating an immersive home theatre experience. The basement also features a two-person shower with a steam function, creating a spa-like retreat within your own home. Outside, enjoy a private backyard and the convenience of a detached double car garage. Additional features include privacy and security window film for added privacy and protection. The stucco exterior adds to the home's curb appeal, while the Mount Pleasant location puts you close to parks, schools, shopping, restaurants, and convenient access to downtown Calgary. With modern finishes, flexible living spaces, and a desirable inner city location, 634 17 Ave NW offers the perfect combination of style, comfort, and functionality.

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