



GRASSROOTS

REALTY GROUP

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**918 17 Street NW
Calgary, Alberta**

MLS # A2301655



\$549,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Garage Door Opener, Off Street, Oversized, Parkade, Side By Side		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Distinguished brick townhome in the heart of Briar Hill offers a unique blend of inner city convenience with a walk down the street to an undisturbed natural area surrounded by mature trees and walking paths. This 3 bedroom, 2.5 bath home includes both front yard, large courtyard/patio in rear and underground parkade with 2 dedicated parking stalls plus tons of storage in parkade as well as basement storage. Main floor features welcoming foyer, living room with lovely bay window, brick wood-burning fireplace with hearth and mantle, powder room, kitchen and dining room opening with patio door. Upper floor has generous bedrooms, main bath and ensuite bath off primary bedroom. Lower level is partially finished and includes laundry area, small den/studio space and storage room. Long term owner has meticulously maintained this home and added many safety features including high end fire and CO detectors as well as tested for radon. Orchard Place has friendly neighbors, excellent management and a location second to none. Walking distance to North Hill, Jubilee, LRT, SAIT and Alberta University of the Arts, Kensington shops, cafes, schools, outdoor pool just to name a few. Privacy and convenience! Calgary's inner-city NW communities are unbeatable! Check it out!