



617 17 Avenue NE
Calgary, Alberta

MLS # A2307826



\$585,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Paved, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Character bungalow in sought-after Winston Heights/Mountview—minutes to golf, parks, schools, shopping, and quick access to downtown. This solid post-war home offers 2 bedrooms up and 2 down with over 1,700 sq. ft. of potential developed space, including 959 sq. ft. above grade. The main level features original site-finished Maple hardwood floors, a bright south-facing kitchen with stainless steel appliances and laminate flooring, plus a spacious living room with wood-burning fireplace. Two generous bedrooms and a 4-piece bath with updated vanity complete the upper level. The lower level was previously configured as an illegal suite and offers excellent redevelopment potential. Partly finished with Gyproc walls throughout down to the baseboards, all that's needed is subfloor and carpet to complete the space. The bathroom is already roughed-in and ready for flooring and fixtures, while a wet bar or kitchen area is roughed in. Large windows, common area laundry, separate rear entrance, and two electrical panels make this ideal for a future up/down living arrangement. Recent sewer line upgrade and new concrete floor provide an excellent foundation for future finishing. Situated on a 50' x 123' lot with paved rear lane access, The expansive south-facing backyard is fully fenced and treed, creating an ideal setting for gardening, entertaining, or outdoor living. Tenant occupied (upper level)—prime inner-city location. Please take a drive-by if interested, very quiet neighbors.