



817 17 Avenue SE  
Calgary, Alberta

MLS # A2310863

**\$744,900**



<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Oversized, Parking Pad, Single Garage Det		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Basement appliances: electric range, refrigerator

Tucked into one of Calgary's most sought-after inner-city neighbourhoods, this charming bungalow offers an incredible opportunity to enjoy the character of an established community while being just a couple of blocks from the iconic Scotsman's Hill and within walking distance to cafes and restaurants. Whether you're looking to move in and enjoy the home as-is, generate rental income, renovate, or build your dream property with spectacular future views, the possibilities here are endless. The major updates have already been taken care of, including the roof, electrical, mechanical systems and almost all windows, offering peace of mind while still leaving room for future customization or redevelopment potential. Thoughtfully positioned on the lot, the home is surrounded by mature landscaping and beautiful perennial gardens. The sunny south-facing backyard feels like a hidden retreat with multiple outdoor living spaces designed to be enjoyed throughout the day. A tiered private deck overlooks the lush yard, while a second deck and fire pit area at the rear of the property provides even more space for relaxing or entertaining and includes convenient storage for outdoor cushions. Inside, the home blends warmth, charm and functionality with bright living spaces and an abundance of natural light throughout. The spacious front living room features large windows and original hardwood flooring and leads to a bright white kitchen. The solarium dining area is especially picturesque, shaded by a beautiful mature tree and offering year-round garden views. The primary bedroom is tucked privately toward the back of the home and is surrounded by windows overlooking the yard. The beautifully renovated main bathroom features a large walk-in shower, stylish finishes and a spacious vanity area. The second bedroom offers flexibility for guests, family or a

home office setup. Downstairs, the illegal one-bedroom suite with separate entrance features a lovely renovated 4-piece bathroom, large windows throughout and excellent natural light, making it feel open and welcoming rather than below grade. Shared laundry and storage is conveniently located for both levels. Outside there is an oversized single garage plus a double parking pad all backing onto a quiet alley with no-through traffic. The location is exceptional - walk to boutique shops, caf e's, wine bars, breweries and restaurants, enjoy quick access to river pathways and downtown, and take in the energy of the city while still enjoying the charm and community feel of historic Ramsay. Ramsay School is within walking distance, and one of Calgary's best summer traditions awaits just steps away - watching the spectacular Grandstand Show fireworks from Scotsman's Hill. A rare opportunity in an iconic location with tremendous lifestyle and future potential. Click on the 3D icon for a virtual walk-through!