



GRASSROOTS
REALTY GROUP

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620 17 Avenue NW
Calgary, Alberta

MLS # A2343573



\$849,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,132 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: large white ikea cupboards (cabinet) in basement, garage control and opener.

Beautifully maintained and exceptionally well-finished home on a quiet, tree-lined street with easy access to downtown, Deerfoot Trail, Confederation Park, schools and amenities. A landscaped front courtyard welcomes you into a bright, spacious interior featuring hardwood floors, soaring ceilings and an inviting layout. The main floor offers generous living and dining spaces, a family room with stone-faced gas fireplace, and a chef-inspired kitchen with granite counters, stainless steel appliances, custom backsplash, ample cabinetry and a breakfast nook. Upstairs you'll find three large bedrooms, each with its own ensuite, including a spacious primary retreat with walk-in closet and spa-like 5-piece ensuite. Convenient upper-floor laundry completes this level. The fully developed basement features a large recreation room, additional bedroom/home office and 4-piece bathroom. Outside, enjoy a low-maintenance backyard with a large deck, privacy wall and mature landscaping. Central air conditioning, detailed millwork, iron railings, a detached garage and additional parking pad complete this impressive inner-city home.