



GRASSROOTS
REALTY GROUP

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2128 17 Avenue SW
Calgary, Alberta

MLS # A2347382



\$669,000

Division:	Scarboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

This charming period home features a fully developed basement with an illegal suite, a large deck, and city views. Located on a 50' x 110' lot in an established, desirable, inner-city Calgary community, this well-maintained home offers flexibility for homeowners or future development potential. Within walking distance of the Beltline District, public transit, schools, parks, shopping, and amenities, the property provides convenient access to downtown. The main level features a bright, functional layout with comfortable living spaces and a well-appointed kitchen. The fully developed basement includes an illegal suite with separate living area, kitchen space, two additional bedrooms and its own washer and dryer, providing additional space for extended family or guests. Outside, a large elevated deck offers space for relaxing and entertaining. The lot size, central location, and versatile layout provide a range of possibilities for future owners. Inner-city location near Beltline shops, restaurants, and nightlife. Close to major bus routes and C-Train access. Select photos representative.