



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2506 17 Street SE
Calgary, Alberta

MLS # A2347888



\$900,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, See Remarks		

Inclusions: None

Welcome to 2506 17 Street SE, offering over 1,700 sq. ft. of living space in the heart of Inglewood. This inviting two-storey home features 3 bedrooms, 2.5 bathrooms, 9-ft ceilings and beautiful Brazilian cherry hardwood flooring. The kitchen is finished with maple cabinetry and granite countertops, while the upper level offers three bedrooms, including a spacious primary retreat with walk-in closet. Central A/C adds year-round comfort, and the double detached garage provides the rare convenience of TWO covered parking spaces plus additional storage. Recent improvements include roof shingles on the home and garage (2023), a 50-gallon hot water tank (2026), interconnected smoke/CO detectors (2026), air duct cleaning (2026), and a low-maintenance composite front porch and stairs (2023). Just steps from Colonel Walker School and the Inglewood Community Association, this fantastic location also offers easy access to Bow River pathways, parks, the Inglewood Bird Sanctuary and the shops, caf  s, restaurants and breweries along 9th Avenue SE. Minutes from downtown, this home delivers space, character and an exceptional inner-city lifestyle.