



GRASSROOTS
REALTY GROUP

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827 17 Avenue NW
Calgary, Alberta

MLS # A2349876



\$687,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

A true gem in the heart of the city! This charming bungalow located in Mount Pleasant is full of character and personality. After being well loved for decades, this home is ready for its new owners. Heading into the house, you will find a main floor filled with unique features and a thoughtful floor plan. The open living room and dining room combine to create an opulent space to entertain or enjoy cozy evenings in. Unique beams, detailed trims and sconces add to the character of this gorgeous space. Into the kitchen you will find tons of storage, cupboard and counter space, perfect for families and those who love to cook! You also have a convenient centre eat-at island with sink and extra storage. The main floor also features a large primary bedroom with his and hers closets. Plus a second well sized bedroom and 4 piece bathroom. Heading down to the lower level is a large family room including a cute built in bar area, perfect for entertaining! There are two additional bedrooms on the lower level. A full sized laundry room and 3 piece bathroom complete the space. Outside, the backyard is full of potential and is a great space to enjoy a summer night. There is also a detached single garage and convenient parking pad with room for RV. This home has so much to offer, with a fantastic location, close to downtown, and amazing bones, it is a must see! If you are ready for a home to add your personal touch and love to, don't hesitate and contact your realtor today!