

2731 17A Street NW
Calgary, Alberta

MLS # A2255493



\$619,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	925 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Greenbelt, Irregular Lot, Level, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: Backyard shed

The secondary suite has been upgraded, inspected and REGISTERED AS SAFE by the city's strict guidelines! OPEN HOUSE - SUN. SEPT 14 2-4:30 PM! Located on a quiet cul-de-sac, One house away from the beautiful Confederation Park trails and Golf Course and a ten minute walk to the U-Calgary and the Banff Trail LRT! This amazing location allows fast access to downtown, North Hill shopping center, Kensington shopping, McMahon Stadium, Foothills Hospital and much more. A nicely upgraded bungalow half duplex that boasts a 2 bedroom basement suite (perfect for students) and a bright 2 large bedroom main floor on one of Calgary's most gorgeous tree lined inner city streets. \$10,000 was spent by the current owner to completely upgrade the sewer system and clear it of any tree root problems in the future. Fresh paint, newer flooring and windows make this a MOVE-IN ready duplex - perfect for a young family or anyone wishing to take advantage of mortgage helper rental in the fully developed secondary suite (that also includes separate laundry and a dishwasher)!. In addition, the backyard has a spacious FOUR CAR parking pad that also could be used to supplement your income! But the biggest bonus of this home is the gorgeous walkways right out your back door. This is best inner city home you'll find at a very modest price!