



GRASSROOTS
REALTY GROUP

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2528 17A Street NW
Calgary, Alberta

MLS # A2252209



\$679,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: 2nd fridge, Credenza in Basement

Welcome to a "ONE OWNER" home in the heart of Capitol Hill!!! Truly an amazing time capsule immaculately preserved in every detail, from original moldings and doors to original solid hardwood flooring under the carpets! This very well maintained property features a solid two bedroom raised bungalow on a large infill 28x117ft lot, located on a very quiet street just steps to Confederation Park. The raised two bedroom bungalow features an open beam ceiling in the living room adding to the charm and character of this well kept home, large eat-in country kitchen offers nice solid oak cabinets, the upstairs two bedrooms have vaulted ceilings creating an illusion of space. The lower level is partially developed including a large family and a 3-pce bathroom. The spacious laundry/utility room has a newer f/a furnace and h/w tank. Very private rear yard leading to a nice sized single car garage. This is a fantastic and quiet inner city location close to SAIT, U of C, only a short commute to downtown and easy access west to mountains. Hurry on this one!