



GRASSROOTS
REALTY GROUP

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1036 17 Street NE
Calgary, Alberta

MLS # A2265733



\$599,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,445 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Track Lighting		

Inclusions: Second dishwasher, microwave hoodfan, fridge.

Located in the established community of Mayland Heights & situated on a 50'x120' lot, this 3 bedroom bungalow offers over 1400 sq ft of living space on the main level & an illegal 1 bedroom basement suite. The main level presents hardwood floors, showcasing a spacious living room & kitchen with plenty of counter/storage space, stainless steel appliances & a casual dining area. The sunken family room could also be used as a formal dining area or home office setup. Three good sized bedrooms & a 4 piece bath complete the main level. The illegal basement suite has an open living/dining room area, kitchen, good sized bedroom & 3 piece bath. A utility/storage room also serves as a laundry room. Outside, enjoy the large back yard with access to the oversized single detached garage & large storage shed. Located close to schools, shopping, public transit & easy access to 16th Avenue/TransCanada Highway & Deerfoot Trail.