



GRASSROOTS
REALTY GROUP

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412 17 Avenue NW
Calgary, Alberta

MLS # A2284666



\$750,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,370 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Quartz Counters, Steam Room

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

NOTE The seller is in the process of packing and preparing to move. As a result, the property's appearance may differ from the listing photographs at the time of viewing. Be “pleasantly” surprised with this Mount Pleasant home in NW Calgary. Character, charm, proximity to conveniences and major routes – this 1.5 storey home has selling features almost too numerous to mention. Located in an established community and boasting 1,370 sq. ft. of carefully planned space with 3 bedrooms and 2.5 baths it will not fail to impress. A welcoming veranda and neat landscaping invite you in. The airy and open main level features a combination of new vinyl laminate flooring (2024), carpet and ceramic tiling (2022). A large and bright, naturally lit living room adjoins an alcove which could be used as a home office or a library. The living room flows into the dining area which has chic chair railing to set it apart and from there to the distinctively styled kitchen. Blond cabinetry, quartz countertops and marble backsplash (2024) with deep, double, undermount sink and stainless appliances which includes a gas stove (2024) make meal prep a breeze. A 2-pc. bath with ceramic tiling combined with laundry facilities (washer/dryer in 2024) and a mudroom at the back landing wrap up this level. The second level is efficiently organized with storage at the top of the stairs and two carpeted bedrooms. The primary has abundant closet space and built-in drawers. A tiled 4-pc. bath with soaker tub is shared. A fully finished basement has a large rec room, an additional room that could serve as a bedroom, a utility room and storage area. The piece de resistance is a 3-pc. bath with an aromatherapy steam room for that final wind down at the end of the day. Large patio doors in the kitchen lead you to the private and fenced back yard and the expansive deck serves as entertainment

central. Deck framing is newer, with the lower completed in 2020 and the railed upper completed in 2023. Attractive landscaping is easy on the eyes, and a shed gives you storage for all your garden paraphernalia. Take into consideration the centrality of the community. Major routes include 16th Avenue (Trans Canada Highway), Centre Street and Memorial Drive. Shopping and restaurants abound, i.e. the new Calgary North Hill Coop, Safeway, and North Hill Shopping Centre. Transit is easily accessible as are a variety of schools and churches, Mount Pleasant Community Sports Plex, Confederation Park and SAIT. There are so many significant details to note: elegant, wide, white baseboards; resourceful use of space for storage and closets, calm, neutral colours; high efficiency furnace with HEPA filter and central air conditioning (2024); water softener (2021); hot water tank (2022); a new roof (2020); new windows (2020 & 2022); and electrical is up to code. A real find for the young professional or the new family. This home checks so many boxes and is worthy of your attention. Call your realtor for an appointment today.