



**2109 17 Avenue  
Didsbury, Alberta**

**MLS # A2296664**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Come see this affordable, move-in-ready bungalow in Didsbury! The house has many upgrades and is newly renovated. Located on a quiet, family-friendly cul-de-sac, this property sits on a large lot and is ready for your family. The main floor features a bright, functional layout with three bedrooms and a full bathroom. You’ll find beautifully refinished original hardwood and new vinyl plank flooring throughout. The kitchen is designed for daily life, featuring all standard appliances (fridge, stove, dishwasher) and a practical storage bench nook. The partially developed basement adds significant living space, including two additional bedrooms, a second full bathroom, and a family room featuring a wood-burning stove. This home has been updated with a focus on longevity and energy efficiency, including a high-efficiency furnace, new siding, windows, front steps, and increased insulation for better climate control and lower utility costs. Situated on a massive 60' x 128' lot, the backyard is perfect for playing, relaxing, gardening, or enjoying your own nature sanctuary. It is fully enclosed with maintenance-free vinyl fencing and shaded by mature trees. It features a massive composite deck (350+ sq ft) ready for Canadian BBQs or quiet relaxation. The house includes a single-car garage and additional storage sheds. Location: Didsbury offers a high quality of life with a friendly, small-town atmosphere of 5,000 residents. The house is within walking distance of schools, the downtown core, a swimming pool, golf course, curling/ice arena, and the local hospital. For commuters, Calgary is an easy 45-minute drive away.