



**1011 17A Street NE**  
**Calgary, Alberta**

**MLS # A2298602**



**\$460,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained large semi-detached bungalow in the heart of Mayland Heights, offering the perfect blend of space, comfort, and convenience. Ideally located within walking distance to schools, shopping, and all essential amenities, this home is perfect for families, investors, or anyone seeking a well connected community lifestyle. Step inside to discover a spacious open-concept main floor, designed for both everyday living and entertaining. The bright and inviting layout features a generous living room with a cozy wood burning fireplace, a dedicated dining area, and a functional kitchen with ample space. The main floor also includes the convenience of a laundry room, making day to day living effortless. This home boasts 5 total bedrooms and 3 full bathrooms, providing plenty of room for growing families or multi-generational living. The primary bedroom includes a full ensuite bath, offering a private retreat. The fully finished basement expands your living space with additional bedrooms and flexible areas perfect for a recreation room, home office, or guest accommodations. This is a rare opportunity to own a spacious bungalow in a prime inner city location. Whether you're looking for comfort, convenience, or investment potential, this home checks all the boxes. Don't miss out, schedule your viewing today!