



**2908 17 Street SE**  
**Calgary, Alberta**

**MLS # A2164769**

**\$1,075,000**



<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Brush, Few Trees, Lawn, Garden, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Solar Tube(s), Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Furniture and decor negotiable

\*Please see the video and virtual walk through of this stunning home\* Discover the epitome of luxury living with this impeccably designed residence done by STUDIO NORTH, where every detail has been thoughtfully curated for ultimate comfort and elegance. Set on a generous 50 x 120' lot (potential for future development; 4plex, duplex, etc. based on approval ), this property is enveloped in mature trees, providing an oasis of tranquility and privacy. The meticulously landscaped yard features a sophisticated Fire-pit area, an elegant Garden Container space, and a dedicated Play area for pets, all complemented by a spacious ground-level deck and a pristine, heated over sized (24x22) Double Garage. Step inside to be greeted by an air-conditioned main floor that seamlessly blends modern sophistication with functional design. The vaulted ceilings and open-plan layout create an expansive, airy atmosphere, while the hideaway loft adds an element of charm and versatility perfect for additional family members to make their own. Culinary enthusiasts will appreciate the gourmet kitchen, which boasts high-end granite countertops, top of the line appliance package, a well-appointed Pantry, and a stylish Sit-up Bar perfect for casual dining and entertaining. The main floor also features a discreetly located laundry area, a separate closet for convenience, and a luxurious tiled bath with a sumptuous Soaker tub, designed to offer a spa-like retreat. An office at the front of the home is perfect for working from home or having a nursery. For those seeking additional income or multigenerational living options, this home includes a sophisticated LEGAL suite that is a full WALK-OUT allowing for incredible additional living space. Bright and cheerful, the legal suite enjoys an abundance of natural light and features its own laundry facilities. Whether you choose to accommodate a family

member, a live-in nanny, or capitalize on the potential for a high-end AirBnB, this legal suite is an ideal addition to this already exceptional home. Located on the serene side of Inglewood, this property offers unparalleled access to Inglewood's 'WildLands Park' and 'Inglewood Bird Sanctuary', the plethora of the city's pathway system running next to the Bow River. All major public transportation, (new green line as well) are a short distance where downtown is a quick 5 minute drive. If you're concerned about the home's location being across from Commercial - are you in for a real surprise. Not only do you get UNOBSTRUCTED sunset views, ample privacy, it's incredibly quiet on a very quiet street. We have the AirBnB guest compliments to provide if there are any doubts. This is not just a home—it's a lifestyle. Move right in and experience the luxury and convenience that await.