



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1918 17 Avenue SW
Calgary, Alberta

MLS # A2182765



\$954,000

Division:	Scarboro		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,311 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting		

Inclusions: Curtains, Roll Down Blinds

WELCOME to this 1 1/2 Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIZED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 1/2 Bathrooms, 2 Decks, a WALK-OUT Basement, + INCREDIBLE VIEWS of the CITY from ALL Floors; + on a 6598 Sq Ft LOT in the Community of SCARBORO!!! COZY Curb Appeal w/Trees, + Bushes around the Gate into the Front yard incl/UNIQUE Front Porch that beckons you to enter. The foyer has original Hardwood Flooring, + opens to the Dining room on the left, + a living room on the right incl/NEUTRAL color tones throughout. The Dining room has plenty of Natural Light coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2-pc bathroom and a DEN/OFFICE w/Door leading outside which is PERFECT for working at HOME. Stairs lead to the Upper floor. The 'Heart of the Home' is the Kitchen, which has NEW SLEEK 2-TONED Cabinetry, Tiled Backsplash, SS Appliances incl/Hood Fan, QUARTZ Countertops incl/Breakfast Bar, new LIGHTING, + a Pantry. The living room is right there for ENTERTAINING, having LOVED ONES over, or putting your feet up after a long day. The Upper floor has the 4 pc Bathroom w/Soaker Tub to get away from the Hustle’n Bustle of the week, a MASSIVE Primary Bedroom incl/HUGE window w/CITY VIEWS, + a 2nd LARGE Bedroom again that can accommodate a couple of beds if needing to share a bedroom. The Full WALK-OUT Basement has plumbing for a future Kitchen, think of the possibilities!!! There is a Family Room, a Recreation Room made for Movie/Game nights, + a 3rd Bedroom which can also be for GUESTS. A CONVENIENT 5 pc Bathroom, + a Laundry/Utility Room. Upgrades are the New Boiler, 80-gallon H2O Tank, a High-Efficiency Furnace in 2023, the Asphalt Shingles done

in 2009 + 2024, + the Acrylic Stucco siding on this HOME. The Backyard has a Covered Deck for LOUNGING or hosting BBQs, + an area for a GARDEN. An area to park another vehicle or RV parking beside the Garage too. This lot is HUGE, + it has so much POTENTIAL to be CREATIVE. There are 10 Virtual Staging Photos in this listing. This VIBRANT Community has Newsletters w/Updates. It has Preschool, + Elementary Schools that are SOUGHT-AFTER in the Community, + area. There are Parks, Green Spaces, Trendy Restaurants, Shops, Bars, Cafe's, Public Transportation, + easy access to 17 Ave, + Crowchild Trail. The Scarboro Community Association has many EVENTS, + ACTIVITIES for all age groups incl/Skating, Tennis, Bowling, Swimming, Dancing, etc. BOOK your showing TODAY!!!