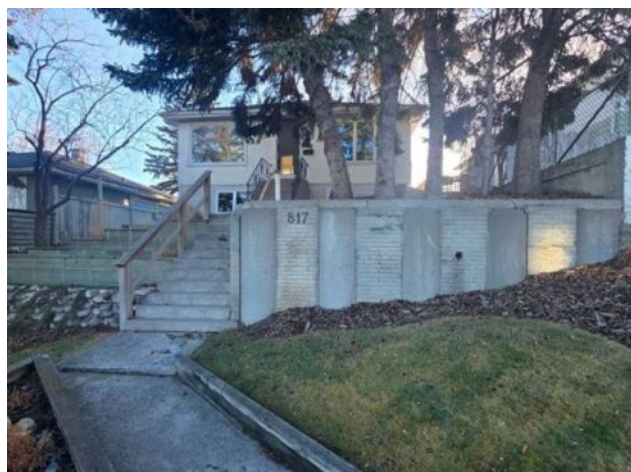


817 17 Avenue SE  
Calgary, Alberta

MLS # A2279598



## \$850,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Ramsay   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,038 sq.ft.   | <b>Age:</b>   | 1952 (74 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Garage Door Opener, On Street, Oversized, Rear Drive, Single |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed               |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s) |                   |      |

**Inclusions:** n/a

PREMIUM HILLSIDE BUNGALOW on SCOTSMAN HILL Move-in ready with multiple outdoor spaces to enjoy the private, serene garden and deck area! Original character, amazing NE views and sought after location, this adorable home is minutes from river pathways, farmer's markets, Inglewood shops & restaurants and walking distance to downtown! Step inside and be wowed by the super functional and beautiful design. Spacious white kitchen cabinets with a moveable eat-up island counter plus a solarium eat-in dining area to enjoy the backyard views. A great place to host friends and family, enjoy the front living room with plenty of natural light, beautiful views and original hardwood flooring. The primary bedroom hosts a king-sized set and overlooks the south facing backyard with extensive windows and natural light. Separating the 2 bedrooms is the updated and amazing main bathroom featuring white tile floors, plenty of storage space and a huge walk-in shower! The second bedroom is spacious and welcoming and can host a queen set up. Currently a single-family home, a walkout basement featuring one bedroom, three-piece bath, kitchen and lots of natural light lends itself to a potential up/down rental. The oversized single garage has lots of space for a workbench and storage. Two parking spots in front of garage alley access with no thru Road! Updated electrical, mechanical, some windows & roof. Perfect for move in ready investors/developers &ndash; the options are endless! Home is now vacant and Basement access for Illegal Suite Check out the zoning options!