

**2906 17 Street SW**  
**Calgary, Alberta**

**MLS # A2187595**



**\$440,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** NONE

Discover your next home in South Calgary LOCATION! LOCATION! LOCATION!—an inviting detached house offering 1,691.1 sq. ft. of thoughtfully designed living space. From the moment you step through the spacious entrance, you'll feel the warmth and charm this home exudes. The main floor is complete with a living room, dining room, and kitchen, graced with two cozy bedrooms and a stunning 5-piece bath, perfect for daily use. But that's just the beginning—venture downstairs to the fully finished basement, where you'll find an additional bedroom, ideal for guests or a home office. The basement also features a sleek 3-piece bath, a dedicated laundry room, and a large recreation/games room, perfect for movie nights or game days. Step outside onto the deck, an ideal spot for morning coffee or sunset dinners. With a parking pad for two vehicles, you'll never worry about space. This home offers a seamless blend of comfort, style, and practicality—a true hidden gem in the heart of South Calgary. AMENITIES IN MINUTES: Shopping nearby, close to schools, groceries, banks. Walking distance to bus stop! Schedule your showing today!