

913 17 Avenue NW  
Calgary, Alberta

MLS # A2199891



**\$474,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Tile Counters		

**Inclusions:** N/A

Cheapest detached house in the NW by 25k! In one of the nicest NW Communities (and tree lined streets) in the inner-city nw!! This is a no brainer! Walk to SAIT LRT and North hill mall! The amazing part is... it is move in ready (recent upgrades) 3 bedrooms, Open concept, basement has high ceilings and is very bright! Did I mention it has a beautiful sunny backyard?!?! Mount Pleasant has so many great shops, schools and is super easy to get around either walking or on your bike... with confederation park a few blocks away! This is a perfect investment! The fact that you can add some dormers to the 2nd level and give yourself a spa bath of your dreams with a walk in closet, maybe even add a balcony! I mean HECK you could just walk to home depot for the building supplies!! Seriously a great buy!