

# \$474,900 - 913 17 Avenue Nw, Calgary

MLS® #A2199891

**\$474,900**

3 Bedroom, 1.00 Bathroom, 813 sqft  
Residential on 0.07 Acres

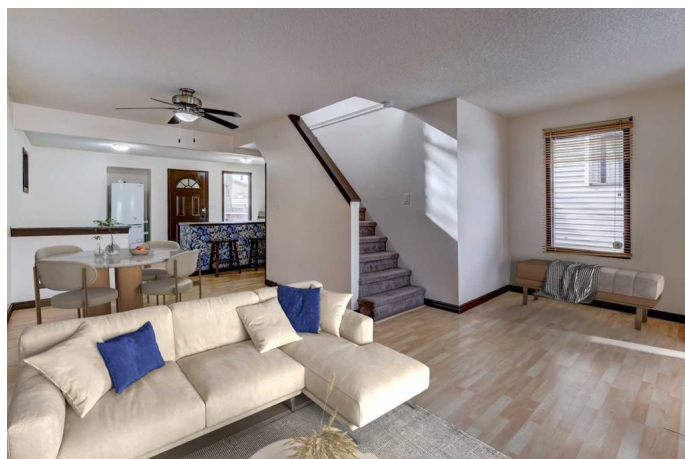
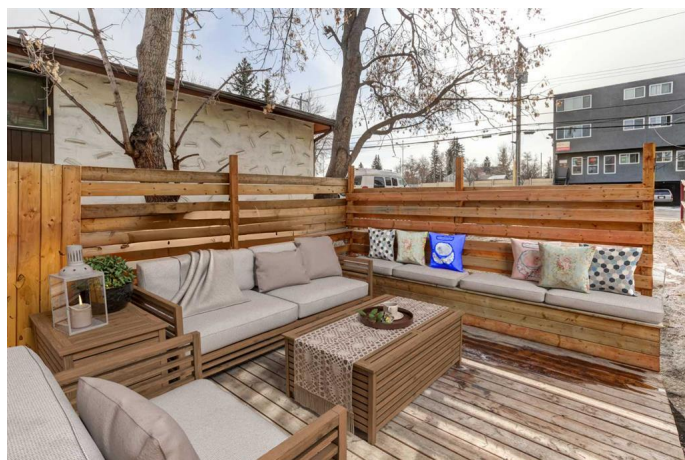
Mount Pleasant, Calgary, Alberta

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!

Built in 1910

## Essential Information

MLS® #	A2199891
Price	\$474,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	0.07
Year Built	1910
Type	Residential



Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	913 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0P3

### **Amenities**

Parking Spaces	2
Parking	Off Street, Stall

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Tile Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	M-C2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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