# \$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!



#### **Essential Information**

MLS® # A2199891 Price \$474,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 813

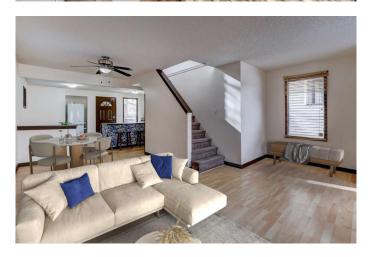
Acres 0.07

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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