

# \$440,000 - 2906 17 Street Sw, Calgary

MLS® #A2187595

**\$440,000**

3 Bedroom, 2.00 Bathroom, 988 sqft  
Residential on 0.05 Acres

South Calgary, Calgary, Alberta

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!

Built in 1912

## Essential Information

MLS® #	A2187595
Price	\$440,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.05
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2906 17 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 14th, 2025

Days on Market        88

Zoning                 M-C1

### **Listing Details**

Listing Office         CIR Realty

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