

# \$647,900 - 1036 17 Street Ne, Calgary

MLS® #A2226080

**\$647,900**

4 Bedroom, 2.00 Bathroom, 1,415 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

Welcome to the vibrant community of Maryland Heights! A community perched high on the bluff overlooking the city of Calgary and those gorgeous mountains! So close to bike paths, eateries, coffee shops, cool markets and grocery stores. Family foods being a long staple in the neighbourhood. A few houses down from the local elementary school and playground and of course you could walk to Telus spark or the zoo! This bungalow boasts Incredible views of both city and mountains from the sun drenched front room excellent for relaxing after a long day. The upstairs has three spacious bedrooms and one bath. As an extra income helper the basement has a illegal one bedroom suite (tenant would love to stay)in the basement. A backyard to relax and garden in with endless possibilities. Looking to rebuild? This lot would be perfect because of the exceptional views. Book your showing today because you know it won't last long!!!!

Built in 1959

## Essential Information

MLS® #	A2226080
Price	\$647,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,415
Acres	0.14



Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1036 17 Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4V1

### Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 31st, 2025
Days on Market	30
Zoning	R-CG

### Listing Details

Listing Office                      Real Estate Professionals Inc.

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