# \$795,000 - 412 17 Avenue Nw, Calgary

MLS® #A2229333

## \$795,000

3 Bedroom, 3.00 Bathroom, 1,370 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Be "pleasantly― surprised with this Mount Pleasant home in NW Calgary. Character, charm, proximity to conveniences and major routes â€" this 1.5 storey home has selling features almost too numerous to mention. Located in an established community and boasting 1,370 sq. ft. of carefully planned space with 3 bedrooms and 2.5 baths it will not fail to impress. A welcoming veranda and neat landscaping invite you in. The airy and open main level features a combination of new vinyl laminate flooring (2024), carpet and ceramic tiling (2022). A large and bright, naturally lit living room adjoins an alcove which could be used as a home office or a library. The living room flows into the dining area which has chic chair railing to set it apart and from there to the distinctively styled kitchen. Blond cabinetry, quartz countertops and marble backsplash (2024) with deep, double, undermount sink and stainless appliances which includes a gas stove (2024) make meal prep a breeze. A 2-pc. bath with ceramic tiling combined with laundry facilities (washer/dryer in 2024) and a mudroom at the back landing wrap up this level. The second level is efficiently organized with storage at the top of the stairs and two carpeted bedrooms. The primary has abundant closet space and built-in drawers. A tiled 4-pc. bath with soaker tub is shared. A fully finished basement has a large rec room, an additional room that could serve as a bedroom, a utility room and storage area. The piece de resistance is a 3-pc. bath with an







aromatherapy steam room for that final wind down at the end of the day. Large patio doors in the kitchen lead you to the private and fenced back yard and the expansive deck serves as entertainment central. Deck framing is newer, with the lower completed in 2020 and the railed upper completed in 2023. Attractive landscaping is easy on the eyes, and a shed gives you storage for all your garden paraphernalia. Take into consideration the centrality of the community. Major routes include 16th Avenue (Trans Canada Highway), Centre Street and Memorial Drive. Shopping and restaurants abound, i.e. the new Calgary North Hill Coop, Safeway, and North Hill Shopping Centre. Transit is easily accessible as are a variety of schools and churches, Mount Pleasant Community Sports Plex, Confederation Park and SAIT. There are so many significant details to note: elegant, wide, white baseboards; resourceful use of space for storage and closets, calm, neutral colours; high efficiency furnace with HEPA filter and central air conditioning (2024); water softener (2021); hot water tank (2022); a new roof (2020); new windows (2020 & 2022); and electrical is up to code. A real find for the young professional or the new family. This home checks so many boxes and is worthy of your attention. Call your realtor for an appointment today.

Built in 1912

#### **Essential Information**

MLS® # A2229333 Price \$795,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,370

Acres 0.07 Year Built 1912

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 412 17 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0N1

#### **Amenities**

Parking None, On Street

#### Interior

Interior Features Ceiling Fan(s), Quartz Counters, Steam Room

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window

Coverings, Gas Range, Water Softener

Heating High Efficiency, Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Lighting

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Level

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 17th, 2025

Days on Market 140
Zoning R-CG

## **Listing Details**

## Listing Office Comox Realty

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