

# \$439,500 - 913 17 Avenue Nw, Calgary

MLS® #A2199891

**\$439,500**

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 0.07 Acres

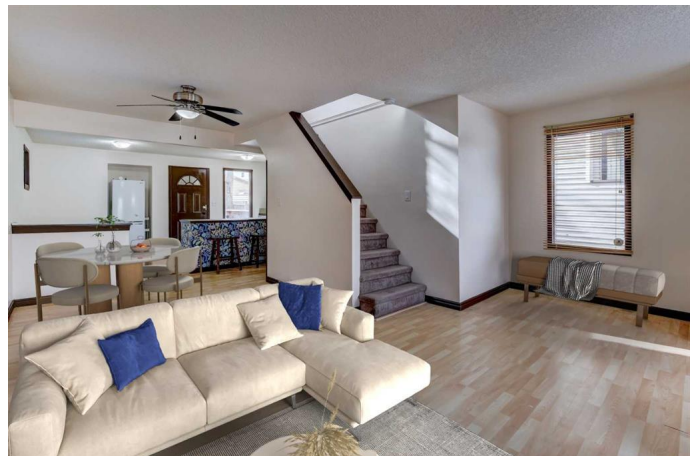
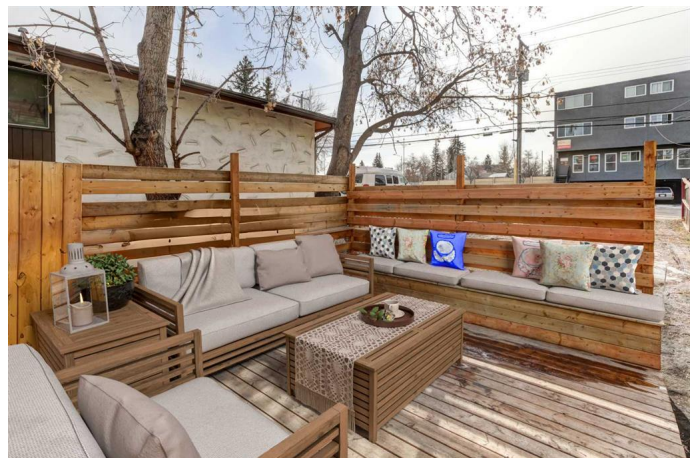
Mount Pleasant, Calgary, Alberta

Priced to sell! 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 with tons of windows, basement has high ceilings and is very bright! Did I mention it has a beautiful sunny South 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! Upgraded 100 amp electrical panel, sump pump and turn off valve added. Sewar scope was done a few years ago and no root issues.

Built in 1910

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199891          |
| Price          | \$439,500         |
| Bedrooms       | 2                 |
| 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 28  
Zoning M-C2

### Listing Details

Listing Office Real Estate Professionals Inc.

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