

# \$669,900 - 1036 17 Street Ne, Calgary

MLS® #A2226080

**\$669,900**

4 Bedroom, 2.00 Bathroom, 1,415 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

**OPEN HOUSE JUNE 15 FROM 2-4PM!!!!**

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          | \$669,900 |
| 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 | 16             |
| Zoning         | R-CG           |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

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