

906 17 Street NW
Calgary, Alberta

MLS # A2190643



\$585,000

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|------------------|--|---------------|-------------------|
| Division: | Hounsfield Heights/Briar Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,574 sq.ft. | Age: | 1986 (39 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 678 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home, Storage | | |

Inclusions: Basement shelving

Nestled in the heart of inner-city Briar Hill, this stunning 3-bedroom, 2.5-bathroom home offers the perfect blend of character, community, and convenience. Just steps from the outdoor community pool, this home boasts a natural environment surrounded by mature trees while offering all the perks of inner-city living. The open and airy design is complemented by two second-story balconies that provide serene views and a connection to nature. A spacious private patio in the backyard invites you to relax or entertain, while an underground parkade with two dedicated parking spaces ensures convenience and security year-round. Inside, the home's updates are crisp and minimalistic, offering a bright, clean canvas to infuse your personal style. The cozy wood-burning fireplace and warm character details throughout make this property feel like home from the moment you step inside. Enjoy the ease of maintenance-free living with included services like snow removal and garbage disposal, all while relishing the privacy and comfort of your own home. This rare Briar Hill gem combines the charm and character of a private residence with the benefits of a well-maintained community—don't miss the opportunity to make it yours!