

$ 519,900.00

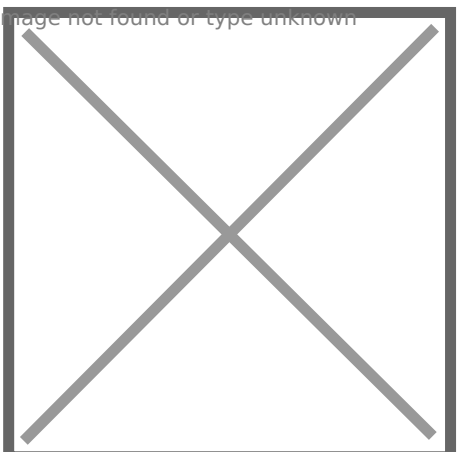
# 2 711 17 AVENUE NW CALGARY

https://paulbrinton.com

- 3 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

Enjoy trendy inner city living with this beautiful 3 story infill with 3 bedrooms and 3.5 baths in a fourplex! NO CONDO FEES! Well located on a quiet street in Mount Pleasant!! Close to Schools, Public transit, Swimming Pool, Parks, SAIT, and North Hill Shopping center. Short commute to downtown,...

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## BASIC FACTS

**Style:** 3 Storey, Side by Side

**MLS ® #:** A1153143

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 18:44:16

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/23/21

**Two Piece Bath:** 1

**Lot size:** 5995 sq ft

**Year built:** 2014

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** NONE

**Lot Features:** Back Lane,Landscaped,See Remarks

**Heating Type:** Electric,Forced Air,Natural Gas

**Total Parking:** 1

**Community Features:** Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Kitchen Island,Open Floorplan,Skylight(s),Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Levels:** Three Or More

**Laundry features:** Laundry Room

**Zoning:** M-C2

**Transaction Type:** For Sale

**List Price Square Foot:** $ 288.77

**Photo Count:** 27

**Rooms Above Grade:** 8

**Unit Exposure:** S

**Unit Number:** 2

**Construction Materials:** Concrete,Stone,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 15.22M 49`11"

**Appliances:** Dishwasher,Electric Range,Refrigerator,Window Coverings

**Living Area SF:** 1835.00

**Subdivision Name:** Mount Pleasant

**Structure Type:** Four Plex

**Lot Size Acres:** 0.14

**Restrictions:** None Known

