

# \$525,000 - 6044 17a Street Se, Calgary

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MLS® #A2246668

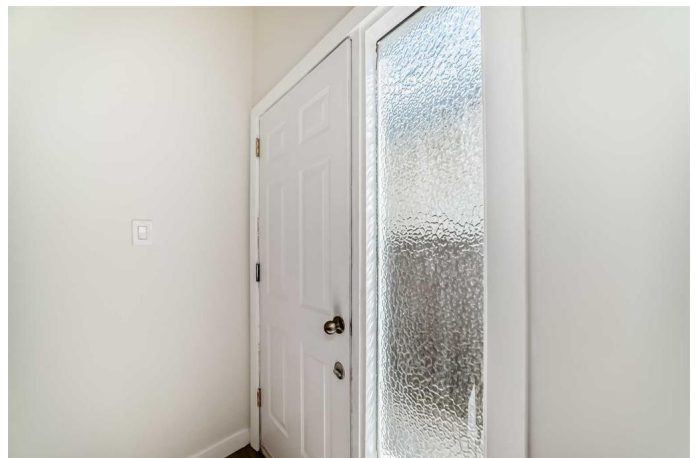
## \$525,000

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

Welcome Home. This beautifully updated 3 bedroom and 2 bath home is ready for your family to move right in. This home features New professionally installed Deep soaker tubs both up and down complete with new modern 4x16 subway tile tub surrounds, new vanities/toilets etc. New professionally installed Vinyl flooring throughout the main floor and new carpet throughout the basement along with new paint and new baseboard and casing throughout the entire home. On the main floor you will find the generous living area open to the large 19x4 balcony overlooking a green space across the street with a partial downtown view, The kitchen , Dining area, 2 good sized bedrooms and a 4 piece bath. Downstairs you will find a large family room and a bar area similar in size to the main floor kitchen, another 4 piece bath and a huge 18x10.7 bedroom along with the utility/laundry room. Outside provides a good sized fenced yard and a 22x20 double garage. Close to schools, shopping, parks, the bow river, bike paths and just 10 minutes to downtown. Make your appointment to view today.



Built in 1970

## Essential Information

MLS® #                      A2246668

Price                        \$525,000

Bedrooms                3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.07                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 6044 17a Street Se |
| Subdivision | Ogden              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2C0L8             |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Detached, See Remarks, Garage Faces Rear |
| # of Garages   | 2                                                      |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                      |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Other, Rolled/Hot Mop                                   |
| Construction      | Brick, Concrete, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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