

# \$945,000 - 2508 17 Street Se, Calgary

MLS® #A2242337

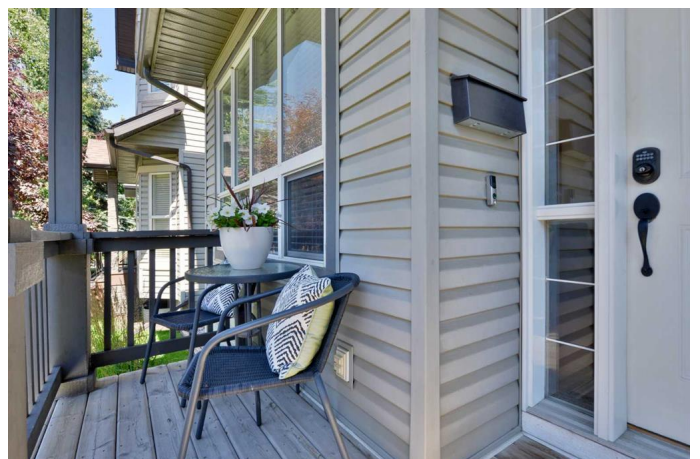
**\$945,000**

4 Bedroom, 4.00 Bathroom, 1,704 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

**\*\* Open House Saturday August 16th from 11:30AM-1:00PM! \*\*** Welcome to this beautifully appointed 4-bedroom, 3.5-bath, 2-storey home tucked away on a quiet street, backing directly onto the serene Inglewood Wildlands and adjacent to the Inglewood bird sanctuary. Offering over 2,300 sq. ft. of developed living space, this property blends stylish finishes with an unbeatable location. Brazilian Cherry hardwood and slate tile floors set the tone, complemented by 9-ft ceilings and abundant natural light. The gourmet kitchen boasts maple cabinetry, granite countertops, a raised breakfast bar, and glass block accents allowing for natural sunlight throughout the day. The formal living room features a cozy gas fireplace, while the family room opens through double French doors to a fully fenced, landscaped backyard with deck—perfect for summer evenings. Upstairs, the spacious primary suite includes a Palladian window, walk-in closet, and a slate-accented ensuite with soaking tub. Two additional bedrooms and a full bath complete this level. The fully finished basement offers a fourth bedroom, 3-piece bath, and a large recreation area, with laundry tucked away for convenience. Additional features include central air conditioning and a double detached garage. Step outside to the Wildlands walking paths from your back alley, or stroll five minutes to the Bird Sanctuary, Bow River, and connecting City of Calgary pathway system. You're just one block away from highly



regarded Colonel Walker School elementary school WITH BEFORE AND AFTER SCHOOL CARE, Inglewood Community Center and childrens playground, public tennis courts, the Inglewood Community Garden, and the vibrant shops and dining along 9th Avenueâ€”including some of Calgaryâ€™s top-rated restaurants. Seasonal events at the nearby community centre, and a very engaged family community supporting Halloween, Christmas and other seasonal events, the year-round Crossroads Market, and easy access to Inglewood Golf Course, the Calgary Zoo, and Harvey Passage make this a rare lifestyle offering. Whether youâ€™re an outdoor enthusiast, foodie, or lover of vibrant community living, this home puts it all at your doorstep.

Built in 2004

**Essential Information**

MLS® #	A2242337
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,704
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2508 17 Street Se
Subdivision	Inglewood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G 3V9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.