

\$359,000 - 1715 17 Street, Didsbury

MLS® #A2257506

\$359,000

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.10 Acres

NONE, Didsbury, Alberta

GREAT OPPORTUNITY TO DOWNSIZE YET RETAIN SPACE FOR LIVING - LARGE LIVING/DINING AREA - COSY KITCHEN WITH OAK CABINETRY & DOOR OPENING ONTO A PATIO AREA FACING EAST WHERE YOU CAN ENJOY THE MORNING SUN - THIS IS ONE OF THE LARGEST DUPLEXES IN THIS ROW - HUGE MASTER BEDROOM WITH DB CLOSET MIRRORED DOORS INTO 4 PIECE BATH - ADDITIONAL 2 PIECE BATH ON MAIN FOR YOUR GUESTS - HIGH END BLINDS (INSTALLED 4-5 YEARS AGO) NEW WINDOWS ALL THRU EXCEPT BASEMENT & GARAGE - UPGRADES INCLUDE KITCHEN & ENTRY FLOORING 2-3 YEARS AGO - HOME HAS BEEN WELL MAINTAINED & IS MOVE IN READY WITH QUICK POSSESSION - BASEMENT IS 90% COMPLETE JUST NEEDS A FEW FINISHING TOUCHES BUT DOES HAVE 4 PIECE BATHROOM - DOUBLE ATTACH GARAGE INSULATED WITH WALKIN DOOR STRAIGHT INTO THE HOME - GREAT SPACE TO USE AS A HOBBY SHOP OR JUST STORE YOUR VEHICLE - THIS HOA HAS IT ALL \$110/MONTH (LAWN & SNOW REMOVAL)- THIS PARTICULAR DUPLEX IS LARGER THAN MOST AND OFFERS SPACE FOR LIVING & GOOD SIZE GARAGE VEHICLE & STORAGE - THIS A VERY COMFORTABLE HOME TO MOVE TO - DIDSBURY OFFERS MANY AMENITIES INCLUDING HOSPITAL & 2 SENIOR LODGES - SPORTS FACILITY



INCLUDING CURLING HOCKEY SWIMMING
WITH SLIDE & HOT TUB - UNIQUE
SHOPPING - RESTAURANTS - COFFEE
SHOPS & MORE - MAKE DIDSBURY YOUR
NEXT MOVE HALF WAY BETWEEN
CALGARY AND REDEER & 10 MINS WEST
OF QE2

Built in 1994

Essential Information

MLS® #	A2257506
Price	\$359,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1715 17 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	t0m0w0

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Parking Lot
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

Listing Details

Listing Office	First Place Realty
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