

# \$599,900 - 1036 17 Street Ne, Calgary

MLS® #A2265733

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

Located in the established community of Mayland Heights & situated on a 50'x120' lot, this 3 bedroom bungalow offers over 1400 sq ft of living space on the main level & an illegal 1 bedroom basement suite. The main level presents hardwood floors, showcasing a spacious living room & kitchen with plenty of counter/storage space, stainless steel appliances & a casual dining area. The sunken family room could also be used as a formal dining area or home office setup. Three good sized bedrooms & a 4 piece bath complete the main level. The illegal basement suite has an open living/dining room area, kitchen, good sized bedroom & 3 piece bath. A utility/storage room also serves as a laundry room. Outside, enjoy the large back yard with access to the oversized single detached garage & large storage shed. Located close to schools, shopping, public transit & easy access to 16th Avenue/TransCanada Highway & Deerfoot Trail.

Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2265733  |
| Price      | \$599,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,445       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1036 17 Street Ne |
| Subdivision | Mayland Heights   |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 4V1           |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 1                                             |
| Parking        | Off Street, Oversized, Single Garage Detached |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Soaking Tub, Track Lighting                                                                                                    |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Suite                                                                                                                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 3    |
| Zoning         | R-CG |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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