1035 17 Street NE

Calgary | Active | MLS® A2359471

$699,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1959**	**1,418.93 sq. ft.**

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Listed by RE/MAX First

A closer look

"After more than 45 years, we still love this neighbourhood! It's like its own little town, where you can't go to the store without running into someone you know." Those heartfelt words from the longtime owners capture the charm of Mayland Heights, one of Calgary's hidden treasures! With friendly neighbours, beautiful mature trees and a wonderful homey feel, it's a community where people put down roots and memories are made. Welcome to this much-loved bungalow, filled with cherished memories and ready for its next chapter! With over 1,400 sq. ft. on the main floor, five bedrooms, three full bathrooms, a fully developed walkout basement with a separate living area and an oversized double detached garage, there's room for family, guests and entertaining. The main level offers a separate dining room, an upgraded kitchen with eating nook and breakfast bar, and spacious family room with a cozy corner fireplace, a cherished gathering place for these owners. The three upper bedrooms include a generous primary retreat with walk-in closet, five-piece ensuite featuring a double vanity and jetted tub. Two additional bedrooms and a four-piece bathroom complete this main floor. Downstairs, the bright and exceptionally spacious walkout basement offers two private exterior entrances, with a generous living room, full kitchen, two bedrooms, four-piece bathroom and versatile den. A large laundry room and storage add convenience, the separate living area offers wonderful flexibility for extended family or multigenerational living. And then there's the view! The incredible west-facing downtown skyline is a highlight, with beautiful sunsets, sparkling city lights and even fireworks to enjoy. Set on a nearly 6,000 sq. ft. lot, the property also features a fenced backyard, garden areas, deck and balcony, ideal spaces to relax and enjoy the outdoors. There is something special about a home that has been loved for generations. From lively holiday dinners to quiet mornings enjoying the view, the spaces here have been the backdrop to many special moments. The owners especially treasure the friendly faces, community spirit and feeling of belonging that have made every year here so meaningful. Mayland Heights combines small-town warmth with inner-city convenience. Just steps from Belfast School (K-6), the neighbourhood offers two public elem schools, a separate elem school and a junior high. A welcoming community hall with a play school and brightly lit outdoor skating rink maintained by dedicated community volunteers. Enjoy nearby shops, restaurants, parks and playgrounds, with easy access to downtown, the Calgary Zoo, TELUS Spark, the airport, 16th Avenue and Deerfoot Trail. After more than 45 wonderful years, the owners have made the heartfelt decision to downsize. They've loved this home, their neighbours and the community that has meant so much to them. Now it's time for someone new to fall in love with Mayland Heights and begin creating cherished memories of their own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359471
Bedrooms	5
Bathrooms	3
Year Built	1959
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,418.93 sq. ft.
Main Level Finished Area:	1,418.93 sq. ft.
Below Grade Finished Area:	1,373.72 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'2"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	8
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	4430AC
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Flat Torch Membrane, Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Decorative, Electric, Family Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Mayland Heights
Appliances:	Central Air Conditioner, Dryer, Garburator, Washer, Window Coverings
Inclusions:	2 Fridges, 2 Electric Stoves, 2 Microwave Hood fans, 2 Dishwashers, Ceilings Fans, 2 garage remotes, TV in family room, Kitchen and Ensuite wall mounts, 1 Shed, 2 Water barrels
Restrictions:	Airspace Restriction, Encroachment, Utility Right Of Way
Main Floor	Foyer · 8'9" × 4' ·
Main Floor	Kitchen With Eating Area · 10'2" × 10'1" ·
Main Floor	Dining Room · 9'2" × 8'2" ·
Main Floor	Family Room · 17'7" × 15'3" ·

Main Floor	Bedroom - Primary · 13'4" × 12' ·
Main Floor	Bedroom · 11'3" × 10'2" ·
Main Floor	Bedroom · 10'1" × 10'1" ·
Main Floor	Living Room · 13'7" × 9'5" ·
Basement	Kitchen · 11'4" × 9'4" ·
Basement	Den · 9'11" × 4'1" ·
Basement	Living Room · 14'10" × 12'4" ·
Basement	Bedroom · 14'10" × 11'9" ·
Basement	Bedroom · 11'11" × 11'2" ·
Basement	Laundry · 14'6" × 9'11" ·
Basement	Storage · 7'11" × 3'5" ·
Basement	Storage · 8'3" × 5'4" ·
Basement	Furnace/Utility Room · 7'6" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Garden, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1035-17-street-ne-calgary-a2359471/

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