1231 17 Street NW

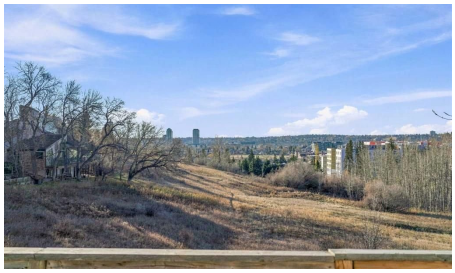
Calgary | Active | MLS® A2355874

$1,399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1951**	**1,283.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Location, location, location! Opportunities like this are exceptionally rare. One of only two homes in an exclusive, private oasis directly across from a pristine environmental reserve. Boasting sweeping, unobstructed views of the Bow River valley, the majestic Rocky Mountains, and the downtown Calgary skyline, this wide lot is the ultimate canvas for building your custom luxury residence. Prefer to renovate or move in? The existing bungalow is exceptionally well-maintained and full of charm. The main level features hardwood floors, a spacious kitchen with newer stainless-steel appliances, two generous bedrooms, and a massive front deck perfect for taking in the view. The fully finished basement has been recently upgraded with vinyl plank flooring, two additional bedrooms, a 3-piece bathroom, and a dedicated laundry area. Beyond the property line, enjoy a highly walkable lifestyle. You are just steps away from the vibrant shops and restaurants of Kensington, scenic parks, transit, excellent schools, and Calgary's top medical centres. Whether you choose to live, renovate, or build anew, this legacy property is ready for its next chapter. *Some photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355874
Bedrooms	3
Bathrooms	2
Year Built	1951
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,283.1 sq. ft.
Main Level Finished Area:	1,283.1 sq. ft.

Below Grade Finished Area:	1,103.7 sq. ft.
Acreage:	No
Lot Area:	10,204 sq. ft.
Lot Frontage:	151'5"
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1951 (Age: 75)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5625AC
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Driveway, Off Street, Outside, Unpaved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	-
Restrictions:	Restrictive Covenant
Main Floor	Living Room · 20'9" × 13'8" ·
Main Floor	Dining Room · 11'7" × 11'2" ·
Main Floor	Kitchen · 15'3" × 13'6" ·
Main Floor	Bedroom - Primary · 13'3" × 12'1" ·
Main Floor	Bedroom · 13'2" × 9'9" ·
Lower Level	Bedroom · 12'3" × 11'6" ·
Lower Level	Game Room · 28'1" × 26'7" ·
Basement	Family Room · 15'4" × 12'10" ·
Basement	Furnace/Utility Room · 9'3" × 8'2" ·
Basement	Storage · 14'11" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Storage

Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Wrap Around
Lot Features:	Environmental Reserve, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Open Lot, Private, Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1231-17-street-nw-calgary-a2355874/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.