634 17 Avenue NW

Calgary | Active | MLS® A2354265

$899,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2021**	**1,976.1 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to 634 17 Ave NW in the sought after community of Mount Pleasant! This beautifully designed 3-bedroom, 3.5-bathroom home offers approximately 1,976 sq. ft. of thoughtfully finished living space with a blend of modern style and functional design.

The main level features 9-foot ceilings, hardwood flooring, and an abundance of natural light. The contemporary kitchen showcases quartz countertops, stainless steel appliances, and ample cabinetry, creating a stylish and functional space for everyday living and entertaining.

Upstairs, you'll find spacious bedrooms and well appointed bathrooms, including a comfortable primary retreat. The fully developed basement offers excellent flexibility with a dedicated gym/fitness room that could potentially be converted into an additional bedroom, subject to applicable requirements. Enjoy movie nights and entertainment with ceiling-mounted speakers in the basement, creating an immersive home theatre experience. The basement also features a two-person shower with a steam function, creating a spa-like retreat within your own home.

Outside, enjoy a private backyard and the convenience of a detached double car garage. Additional features include privacy and security window film for added privacy and protection. The stucco exterior adds to the home's curb appeal, while the Mount Pleasant location puts you close to parks, schools, shopping, restaurants, and convenient access to downtown Calgary.

With modern finishes, flexible living spaces, and a desirable inner city location, 634 17 Ave NW offers the perfect combination of style, comfort, and functionality.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354265
Bedrooms	3
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,976.1 sq. ft.
Main Level Finished Area:	935 sq. ft.
Upper Level Finished Area:	1,041.1 sq. ft.
Below Grade Finished Area:	762.5 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2934O
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Asphalt, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Pantry · 6'2" × 5'2" ·
Main Floor	Kitchen · 17'11" × 14'4" ·
Main Floor	Mud Room · 7'2" × 5'11" ·
Main Floor	Living Room · 14'8" × 14'5" ·
Main Floor	Dining Room · 14'4" × 12' ·

Main Floor	Entrance · 5'10" × 4'9" ·
Upper Level	Bedroom · 10'7" × 9'10" ·
Upper Level	Laundry · 6'4" × 5'7" ·
Upper Level	Walk-In Closet · 8'11" × 8'6" ·
Upper Level	Bedroom - Primary · 20'1" × 13'5" ·
Upper Level	Bedroom · 11'1" × 9'10" ·
Basement	Storage · 8'4" × 3'3" ·
Basement	Family Room · 19'1" × 13'3" ·
Basement	Exercise Room · 19'1" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s)
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/634-17-avenue-nw-calgary-a2354265/

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