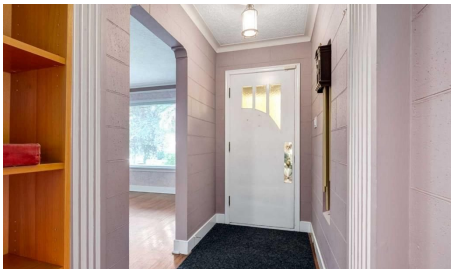
827 17 Avenue NW

Calgary | Active | MLS® A2349876

$687,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1949**	**1,243 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

A true gem in the heart of the city! This charming bungalow located in Mount Pleasant is full of character and personality. After being well loved for decades, this home is ready for its new owners. Heading into the house, you will find a main floor filled with unique features and a thoughtful floor plan. The open living room and dining room combine to create an opulent space to entertain or enjoy cozy evenings in. Unique beams, detailed trims and sconces add to the character of this gorgeous space. Into the kitchen you will find tons of storage, cupboard and counter space, perfect for families and those who love to cook! You also have a convenient centre eat-at island with sink and extra storage. The main floor also features a large primary bedroom with his and hers closets. Plus a second well sized bedroom and 4 piece bathroom. Heading down to the lower level is a large family room including a cute built in bar area, perfect for entertaining! There are two additional bedrooms on the lower level. A full sized laundry room and 3 piece bathroom complete the space. Outside, the backyard is full of potential and is a great space to enjoy a summer night. There is also a detached single garage and convenient parking pad with room for RV. This home has so much to offer, with a fantastic location, close to downtown, and amazing bones, it is a must see! If you are ready for a home to add your personal touch and love to, don't hesitate and contact your realtor today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349876
Bedrooms	4
Bathrooms	2
Year Built	1949
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:	1,243 sq. ft.

Main Level Finished Area:	1,243 sq. ft.
Below Grade Finished Area:	1,107 sq. ft.
Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1949 (Age: 77)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2934O
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	None

Fireplaces:	3
Fireplace Details:	Gas, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	RV Access/Parking, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 15'8" × 13'7" ·
Main Floor	Living Room · 16'5" × 13'7" ·
Main Floor	Dining Room · 13'7" × 9'6" ·
Main Floor	Mud Room · 6'7" × 3'6" ·
Main Floor	Bedroom - Primary · 13'7" × 10'6" ·
Main Floor	Bedroom · 12'1" × 11'6" ·
Lower Level	Family Room · 26'8" × 12'10" ·
Lower Level	Flex Space · 5'8" × 5'7" ·
Lower Level	Bedroom · 15'5" × 10'7" ·
Lower Level	Bedroom · 15'4" × 9'6" ·
Lower Level	Laundry · 12'9" × 8'4" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/827-17-avenue-nw-calgary-a2349876/

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

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