

# **\$360,000 - 1917 17 Street, Didsbury**

MLS® #A2242160

**\$360,000**

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.12 Acres

NONE, Didsbury, Alberta

Welcome to this Beautiful END UNIT BUNGALOW in the charming town of Didsbury. This Lovely Townhome has seen many updates and upgrades including Windows, Paint, Bathrooms, New Patio Decking, Appliances, and so much more! When you arrive you will notice the Overlength Driveway and the SINGLE ATTACHED GARAGE. You will enter into a warm and inviting Front Living Room with a Fireplace, Large Front Window and Cork Flooring. The Kitchen has seen many updates including Stainless Steel Appliances with a new Stove (Dec 2024), Backsplash Tiling, and new Potlights to make the space bright. The Dining area can fit a standard table and opens to the back Patio. The Primary Suite can fit a King Suite, includes the attached Headboard and Shelving, and has an oversized Closet with New Doors. The Main Floor also includes the Second Bedroom, Renovated Full Bathroom, and Laundry area. The Lower Level is Fully Finished with the Third Bedroom, Renovated Full Bathroom, Huge Flex Room (currently used for storage), and a Large Recreation Room. The Exterior has a Large Patio area that has New Decking and Fencing to close it off from the great Green Space behind. Some of the Updates done include: Windows, Washer, Light Fixtures, Tiling in Bathrooms, Toilets, Flooring in Lower Bath, Bathroom Vanities, Back Patio Screen, and new Baseboards in Lower Level. This 50+ Premier Community in College Green Villas is operated



by a Home Owners Association that takes care of your landscaping and snow removal for a fee of \$110.00/mo (no condo fees). Most of the Furniture is available for purchase. This Bungalow is conveniently located close to shopping, dining, and the Hospital. Come and see this great home and make it yours today!

Built in 1992

### **Essential Information**

MLS® #	A2242160
Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	1917 17 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	R-2
HOA Fees	110
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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