

# **\$359,000 - 1715 17 Street, Didsbury**

MLS® #A2257506

**\$359,000**

2 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.10 Acres

NONE, Didsbury, Alberta

GREAT OPPORTUNITY TO DOWNSIZE YET RETAIN SPACE FOR LIVING - LARGE LIVING/DINING AREA - COSY KITCHEN WITH OAK CABINETRY & DOOR OPENING ONTO A PATIO AREA FACING EAST WHERE YOU CAN ENJOY THE MORNING SUN - THIS IS ONE OF THE LARGEST DUPLEXES IN THIS ROW - HUGE MASTER BEDROOM WITH DB CLOSET MIRRORED DOORS INTO 4 PIECE BATH - ADDITIONAL 2 PIECE BATH ON MAIN FOR YOUR GUESTS - HIGH END BLINDS (INSTALLED 4-5 YEARS AGO) NEW WINDOWS ALL THRU EXCEPT BASEMENT & GARAGE - UPGRADES INCLUDE KITCHEN & ENTRY FLOORING 2-3 YEARS AGO - HOME HAS BEEN WELL MAINTAINED & IS MOVE IN READY WITH QUICK POSSESSION - BASEMENT IS 90% COMPLETE JUST NEEDS A FEW FINISHING TOUCHES BUT DOES HAVE 4 PIECE BATHROOM - DOUBLE ATTACH GARAGE INSULATED WITH WALKIN DOOR STRAIGHT INTO THE HOME - GREAT SPACE TO USE AS A HOBBY SHOP OR JUST STORE YOUR VEHICLE - THIS HOA HAS IT ALL \$110/MONTH (LAWN & SNOW REMOVAL)- THIS PARTICULAR DUPLEX IS LARGER THAN MOST AND OFFERS SPACE FOR LIVING & GOOD SIZE GARAGE VEHICLE & STORAGE - THIS A VERY COMFORTABLE HOME TO MOVE TO - DIDSBURY OFFERS MANY AMENITIES INCLUDING HOSPITAL & 2 SENIOR LODGES - SPORTS FACILITY



INCLUDING CURLING HOCKEY SWIMMING  
WITH SLIDE & HOT TUB - UNIQUE  
SHOPPING - RESTAURANTS - COFFEE  
SHOPS & MORE - MAKE DIDSBURY YOUR  
NEXT MOVE HALF WAY BETWEEN  
CALGARY AND REDEER & 10 MINS WEST  
OF QE2

Built in 1994

### Essential Information

MLS® #	A2257506
Price	\$359,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1715 17 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	t0m0w0

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Parking Lot
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

## Listing Details

Listing Office	First Place Realty
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