

\$349,900 - 1917 17 Street, Didsbury

MLS® #A2242160

\$349,900

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.12 Acres

NONE, Didsbury, Alberta

New Price Aug 7th ~ 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: TRIPLE PANE WINDOWS on Main, 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	\$349,900
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	28
Zoning	R-2
HOA Fees	110
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.