

\$389,500 - 1705 17 Street, Didsbury

MLS® #A2269840

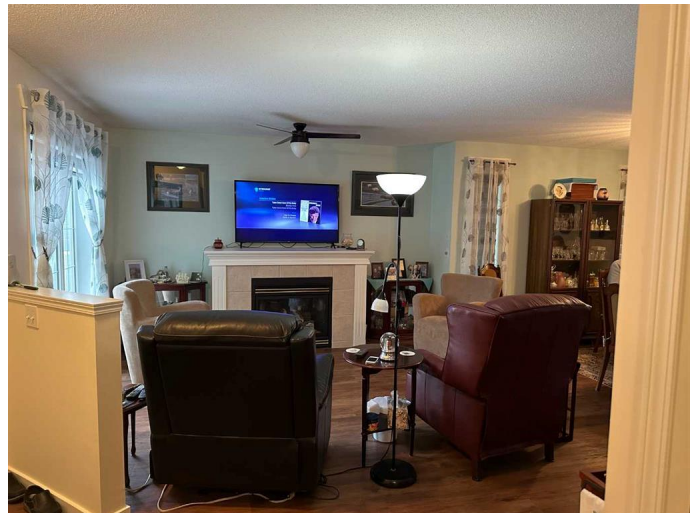
\$389,500

4 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.10 Acres

NONE, Didsbury, Alberta

One of the nicest units in the College Green Complex is now offered for sale. Located in the lovely town of Didsbury, this home is sure to meet all of your criteria for semi-retired or retired living. With a reasonable HOA fee, your lawn mowing and snow shovelling days will be over! The main living areas are generous in size and feature a gas fireplace in the living room which is located right next to the formal dining area. Beautiful luxury vinyl plank flooring graces this area. The kitchen has been refreshed with newer appliances and resprayed cabinet doors. Plenty of cabinets, a pantry and a sunny breakfast nook complete this area. Enjoy the back deck through the door from the kitchen. The primary bedroom is large and features double closets (hers and hers) that you walk past to have direct access to the main floor bathroom. The bathroom is nicely upgraded and boasts a 5 foot shower with convenient seat. The main floor laundry is handily located right next to the direct access to the double garage. The second bedroom is currently being used as an office and has beautiful french doors for privacy. The basement is fully finished and boasts a family room, games room area, 2 bedrooms (bedroom windows don't meet egress) and a 3 piece bath with good sized shower. The sellers have done many other upgrades in recent years including a high efficient furnace, a new hot water tank, a reverse osmosis system at the kitchen sink and a water softening system for the home. This adult only



villa may be just the ticket for you to call home.

Come take a look!

Built in 1998

Essential Information

MLS® #	A2269840
Price	\$389,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1705 17 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

Amenities

Amenities	Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 7th, 2025
Zoning	R2
HOA Fees	110
HOA Fees Freq.	MON

Listing Details

Listing Office	Front Porch Realty
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