

# \$239,900 - 404, 1881 17 Street, Didsbury

MLS® #A2267256

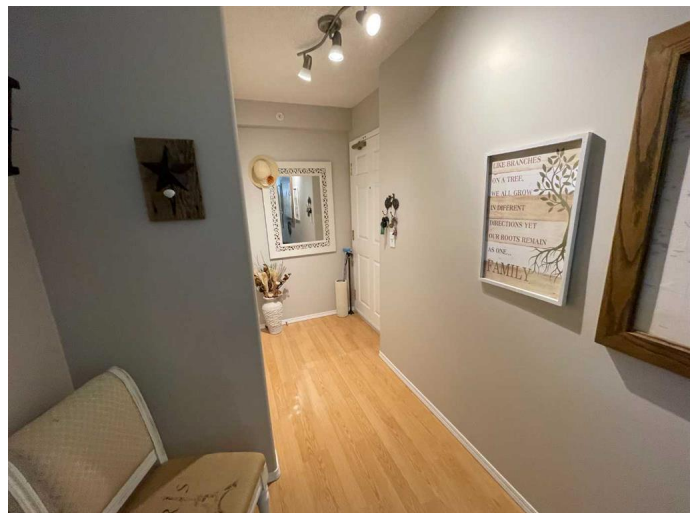
**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.00 Acres

NONE, Didsbury, Alberta

Here it is! Your retirement or semi-retirement condo in the heart of Didsbury is only 45 min. north of Calgary so you really don't have to leave the city that far behind. Arguably one of the nicest apartments in the building, this 1149 sq ft space boasts a fantastic open floor plan with beautiful laminate flooring throughout the main living areas. The primary bedroom features a large closet and an ensuite with walk-in shower. You'll appreciate the wall mounted air conditioning in the main living areas when things warm up in the summer. This unit is ideally located on the top floor on the north-east corner of the building where you will enjoy extensive views to the east and north, not just of the town, but of the open fields beyond. The east side of the wrap around deck is completely glassed in with opening, screened windows to allow for air flow. The seller has made this a lovely retreat just outside of the patio door where you can enjoy the morning sun while having your coffee. Truly a terrific 3 season room! The north side of the balcony is open for you to have a BBQ and enjoy the cool shade of the afternoon on those hot summer days. Storage is at a premium in these buildings so you'll really appreciate the 2 spacious storage closets conveniently located at each end of the balcony. There are 2 common area social rooms and main level heated and secured parking for your comfort and safety. This home is ready for a quick possession, just move in and enjoy! Trouble free, comfortable



living at it's best so come have a look. This could be your HOME SWEET HOME!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267256          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,035             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404, 1881 17 Street  |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Party Room, Recreation Room, Storage |
| Parking Spaces | 1                                                                   |
| Parking        | Assigned, Heated Garage, Parkade                                    |
| # of Garages   | 1                                                                   |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows                                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, See Remarks, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                                       |

|              |                     |
|--------------|---------------------|
| Cooling      | Wall/Window Unit(s) |
| # of Stories | 4                   |
| Basement     | None                |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Storage         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | R5                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Front Porch Realty |
|----------------|--------------------|

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