

\$1,399,900 - 1316 17a Street Nw, Calgary

MLS® #A2072985

\$1,399,900

6 Bedroom, 3.00 Bathroom, 2,635 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Designed by a Scandinavian architect for his own home, influenced by the international and mid-century modernism of its time, this home offers the sort of contemporary character that only comes around once in a blue moon. Custom Hunter Douglas window treatments frame a spectacular view on both main and upper floors, enhanced by a 2022 sweeping upgrade of these expansive South and West facing windows, flooding the entire home with natural light. This large, flat-roofed home was designed intentionally to connect to the home's natural surroundings. Raised above the street with deep cantilever canopy soffits, contemporary pillars and extensive outdoor living space, the home is privately tucked away care of lush vine, lilac, ashes and aspen greenery. Wide-plank red cedar hardwood installed in 2022 will appeal to those who appreciate genuine artisan hardwood craftsmanship. A free standing fireplace selected specifically to allow you to take in the view while enjoying its warmth, and a distinctive accented ceiling alcove complete the stunning living room. The windows and custom coverings, hardwood floors and fireplace were part of a recent \$400,000 upgrade which also includes a brand new roof, gutters, downspouts, LED lighting, professionally installed home security, wood and baluster perimeter fencing, no-maintenance front rock garden landscaping, elevator(\$90,000)and more! The elevator adds to the home's adaptive



living design which includes various other accessible yet understated features. The ramp is modular and can be easily removed before possession if not required. The presence of a walk-out caretaker/in-law suite (not legal) on the lower level, double attached garage, and rear parking pad adds further convenience and versatility. The newly painted exterior colour choice of mid-century Cherokee Red has a distinguished provenance in the works of Frank Lloyd Wright and beautifully complements the original hand-stacked stone siding. With its prime inner city location, it is walking distance to excellent schools, shopping, entertainment, restaurants, walking trails and parks. Youâ€™ll enjoy a privileged view and location in this home that only residents at this plateau in this sought after neighborhood can enjoy. Come see this home and see what the fuss is about. PS: ask about the secret passage to the top rooftop patio if you really want to see a view!!

Built in 1950

Essential Information

MLS® #	A2072985
Price	\$1,399,900
Sold Price	\$1,310,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,635
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1316 17a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3T9

Amenities

Parking Spaces	3
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, See Remarks, Side By Side

Interior

Interior Features	Elevator, High Ceilings, Open Floorplan, See Remarks, Separate Entrance, Track Lighting, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water Heater, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, Paved, Private
Roof	Flat Torch Membrane, Flat, See Remarks
Construction	Concrete, See Remarks, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2023
Date Sold	November 3rd, 2023
Days on Market	76
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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