

\$889,000 - 2507 17a Street Nw, Calgary

MLS® #A2088521

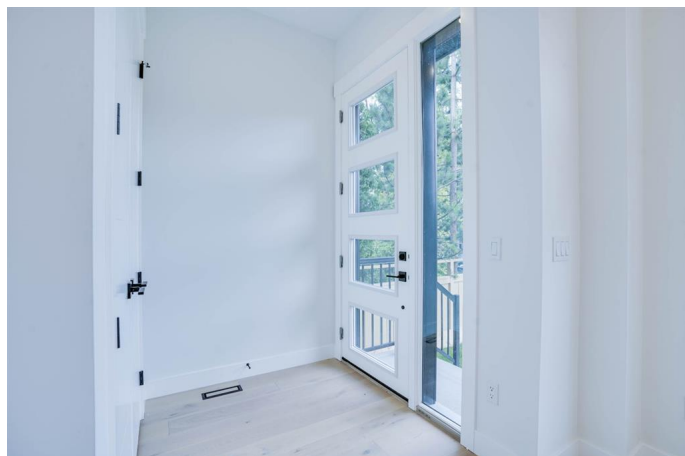
\$889,000

4 Bedroom, 4.00 Bathroom, 1,687 sqft

Residential on 0.06 Acres

Capitol Hill, Calgary, Alberta

Introducing this exquisite brand new duplex home boasting 2,378 Sqft of developed living space, where modern luxury and comfort meet in perfect harmony. Nestled in the heart of the vibrant Capitol Hill community, this exceptional property offers an unparalleled lifestyle and endless possibilities. Boasting a desirable layout, this home features a half bathroom on the main level, three spacious bedrooms upstairs, and an additional bedroom in the fully finished basement, providing ample space for your growing family or guests. As you step into this remarkable residence, you'll be captivated by the impeccable craftsmanship and attention to detail. The open concept design creates a seamless flow, ideal for both entertaining and everyday living. Gorgeous hardwood flooring graces the main level, while large windows bathe the space in natural light, creating an inviting and warm ambiance. The gourmet kitchen is a culinary enthusiast's delight, featuring sleek quartz countertops. The spacious living area is perfect for relaxation, with its cozy fireplace providing a focal point for gatherings with family and friends. Upstairs, the master suite awaits, offering a serene retreat from the outside world. Pamper yourself in the luxurious ensuite bathroom, complete with a soaking tub, a walk-in shower, and modern fixtures. Additional bedrooms are generously sized, providing comfort and privacy for all. One main 4 pc washroom and a full laundry room allowing easy access from the rooms to the laundry. As you explore the



fully finished basement, you'll discover an additional bedroom, and a wet bar perfect for accommodating guests or creating a private home office or gym. The possibilities are endless! Outside, a double detached garage in the back ensures convenience and secure parking for your vehicles. You'll have plenty of space for storage and the freedom to explore the vibrant Capitol Hill community and beyond.

Built in 2023

Essential Information

MLS® #	A2088521
Price	\$889,000
Sold Price	\$870,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,687
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2507 17a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 28th, 2023
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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