

\$549,999 - 2706 17 Street Nw, Calgary

MLS® #A2114977

\$549,999

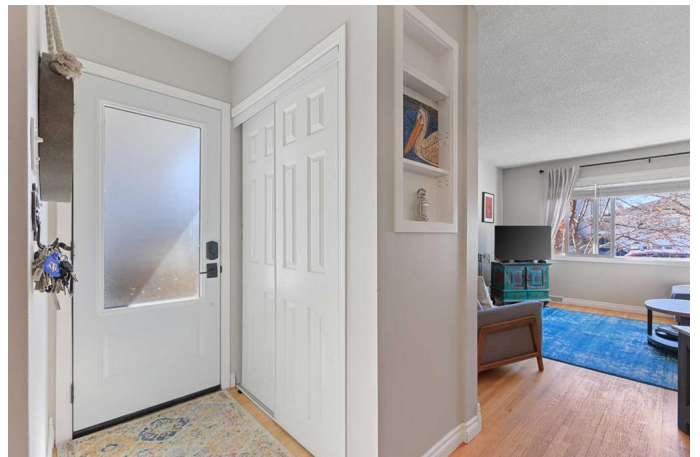
3 Bedroom, 2.00 Bathroom, 895 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Welcome to this amazing home in the heart of the sought after community of Capitol Hill! Nestled in a rare cul-de-sac location, this cozy semi-detached property offers a perfect blend of privacy, comfort and convenience. Upon entering, you will find a spacious living room that features a warm wood-burning fireplace, perfect for cozy evenings in. The bright, updated kitchen provides a delightful space for entertaining with family and friends. There are two generously sized bedrooms upstairs that offer a peaceful retreat for rest and relaxation. Down the hallway is a lovely 4-pc bathroom. Step through the primary bedroom into a bright sunroom, a sunlit space boasting panoramic views of the maturely landscaped backyard. Whether you seek a tranquil room for unwinding or a productive home office, this sunroom offers an opportunity to make this space your own. The lower level has an illegal suite, offering flexibility for guests or potential rental income. An additional bedroom and a generously sized family room ensure additional ample space for the homeowner or a guest. Conveniently situated near Confederation Park, SAIT, the University of Calgary, and Downtown Calgary, this home offers the perfect balance of tranquility and urban convenience. Explore the scenic park, enjoy easy access to educational institutions, or indulge in the vibrant city life—all within reach from this coveted location.

Built in 1959



Essential Information

MLS® #	A2114977
Price	\$549,999
Sold Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	895
Acres	0.08
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2706 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S4

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Open Floorplan, Stone Counters
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 20th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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