

\$819,000 - 2015 17 Avenue Nw, Calgary

MLS® #A2119922

\$819,000

4 Bedroom, 4.00 Bathroom, 1,866 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

**RARE FIND!! / EXCEPTIONAL BUILD /
SOUTH BACKYARD / SUITED BASEMENT.**

This is not your average infill as it comes loaded with premium upgrades that you don't find anymore. With a total of 2759 sqft of living space, the mainfloor has high-end white oak engineered hardwood floors, upgraded plush carpet and heated tiles through majority of the home. Inside features 4 Bedrooms, 3.5 Baths, office/den/dining area with an abundance of natural lighting. The heart of the home, the kitchen, is a chef's dream with quartz countertops, an oversized island, ceiling-height cabinets, expanded wall cabinets, gas cooktop, wine fridge, air conditioning, built in shelving and abundant storage for all your needs. Underneath all floating vanity and the upper kitchen cabinets, you'll find LED lighting. In the cozy living area, you'll find built-in speakers, gas fire place and ample room for entertaining. Heading to the upper floor, you'll be greeted by an expansive open skylight, this spot will easily become one of your favorites as it's another welcoming area of the home. The huge master bedroom offers space for a king-sized bed and dresser and more. Definitely can't ignore the ensuite with its beautiful corner glass sit/standing STEAM shower, a floating vanity with LED lighting, ceiling mirrors, heated floors and a luxurious bathtub. With generous counter space, it caters to both practicality and comfort for you and your partner. Additionally, the walk-in closet provides plenty of storage options and



multiple levels of MDF shelving to meet all your needs. All the closets have MDF shelving. The upstairs laundry is not far away and comes with built in cabinets, quartz counter tops and must-have sink. Lastly, the finished illegally suited basement is also equipped with its own separate entrance & laundry to keep things private between you and potential tenants. Whoever is planning to stay in the basement will love the kitchen as it also has dual tone cabinets, quartz counter tops and enough space to make it functional. There's also a large bedroom and a full bath with a floating vanity. The sunny south backyard is a must so you can enjoy the sunniest city in Canada. You'll find a large patio, gas line for your BBQ and your double detached garage. Other features in the home include: built-in speakers in the living area, primary and ensuite, cameras for the front and back, high-end efficiency humidifier (uses steam), built in central vacuum system and more. Comparing value to other areas, the advantages here are clear. You'll appreciate the convenience of getting around the city, close to all amenities, football games at McMahon Stadium, Shopping centers, University of Calgary, SAIT University, train station, Foothills Hospital, the Children's hospital, restaurants, easy access to travel west of the city and head off to the mountains. Schedule a showing with your favorite Realtor today!

Built in 2014

Essential Information

MLS® #	A2119922
Price	\$819,000
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,866
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2015 17 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, French Door, High Ceilings, No Animal Home, Quartz Counters, Skylight(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 10th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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