

# \$1,139,000 - 2710 17a Street Nw, Calgary

MLS® #A2169354

**\$1,139,000**

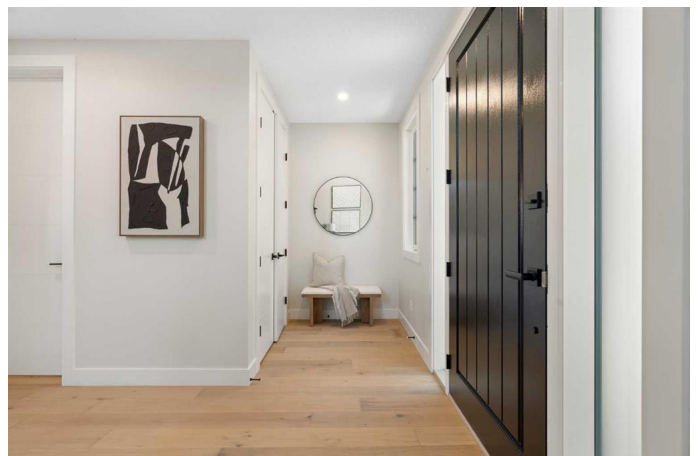
5 Bedroom, 4.00 Bathroom, 1,947 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Hello, Gorgeous! Discover luxury living in the heart of Capitol Hill with this brand new, never-lived-in 5 bedroom infill duplex situated on a cul-de-sac. This spacious home features 1947 SQFT above plus an additional 920 SQFT basement of fully developed space. With three bedrooms upstairs and two downstairs, makes it perfect for families or those seeking extra space. Enjoy the vibrant community, close to parks, schools, and local amenities, all while being just a short drive from downtown Calgary.

As you enter, you're greeted by a welcoming front foyer with a large closet, and a stunning open to below front room setting the tone for the stylish interior. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a gas cooktop, stainless steel appliances, a built-in oven and microwave. The expansive kitchen island, designed for entertaining, comfortably seats six and includes hidden cabinets for added storage and convenience. The dining area is anchored by an electric fireplace, creating a cozy atmosphere, while the adjacent living room offers an inviting setting for relaxation. A functional back door mudroom helps keep your home organized and tidy if entering from the backyard and double detached garage.

Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet that features built-in



organization. The ensuite bath is designed for relaxation, equipped with a soaker tub and a standalone glass shower. Two additional bedrooms can be found on the upper level with a Jack and Jill bathroom connecting one of the bedrooms to the main bath. Your laundry pair with a quartz countertop and additional storage makes laundry day a breeze.

The fully finished basement adds even more living space, featuring two additional bedrooms, a well-appointed 4-piece bath, and a recreation room thatâ€™s perfect for entertaining or unwinding. A convenient wet bar completes the lower level, making it an ideal spot for gatherings.

Location is everything, and this home truly has it all! Nestled on a quiet cul-de-sac, itâ€™s just a short stroll to Confederation Park, a stunning green space ideal for walking, jogging, or picnicking. With the park right at your doorstep, youâ€™ll also benefit from the vibrant amenities that Capitol Hill has to offer. Experience a lifestyle that beautifully blends urban living with nature. You won't want to miss owning this exceptional home that provides the perfect combination of luxury and functionality in one of Calgary's most desirable communities!

Built in 2024

**Essential Information**

MLS® #	A2169354
Price	\$1,139,000
Sold Price	\$1,120,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,947
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	2710 17a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Dining Room, Free Standing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 29th, 2024
Date Sold	October 21st, 2024
Days on Market	22
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Royal LePage Benchmark
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