

\$649,900 - 84 17 Street Nw, Calgary

MLS® #A2172041

\$649,900

2 Bedroom, 3.00 Bathroom, 1,621 sqft

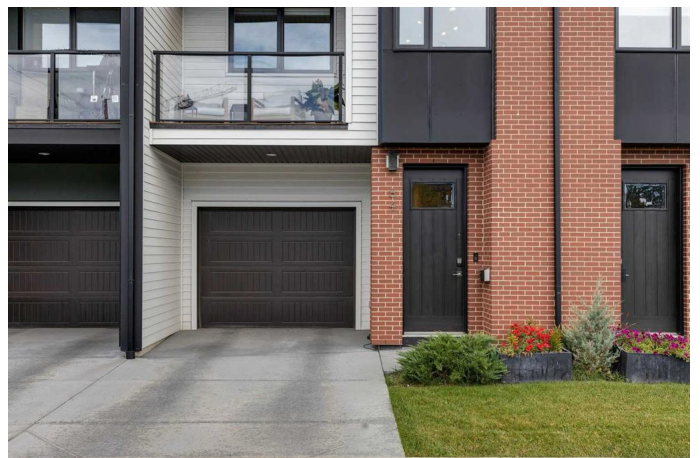
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Ideally located just blocks from trendy Kensington and a variety of amenities including restaurants, cafes, shopping, parks, and running and cycling paths, this stylish townhouse is sure to impress! Clean lines and a bright, airy interior define the living space. The functional layout starts on the ground level, which features a large flex room—perfect for an office, third bedroom, or whatever suits your lifestyle. Access to the generous single garage is off the spacious entryway, and there is a private driveway for an additional vehicle.

As you ascend to the main living space, you'll notice it is bathed in natural light thanks to expansive west-facing triple-paned windows and high ceilings. The modern kitchen is equipped with stainless steel appliances and a sizable 10' quartz island, ideal for entertaining or casual meals. The adjoining dining room opens to a large deck with space for your BBQ, while the spacious living room features a contemporary gas fireplace surrounded by elegant Pietra Grey marble and custom shelving.

Upstairs, you'll find a roomy primary bedroom with vaulted ceilings, an upgraded walk-in closet, and a sunny ensuite bathroom with dual sinks and a large shower. The second bedroom is well-appointed and conveniently located next to the main bathroom. The laundry room is also on this level for added



convenience. This former show home includes high-end features such as central air conditioning, motorized blinds, built-in main floor speakers, a smart Ecobee thermostat, a Sonos system, smart lighting controls, and smart locks. Contact your favorite Realtor to arrange a private showing!

Built in 2016

Essential Information

MLS® #	A2172041
Price	\$649,900
Sold Price	\$635,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	84 17 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 5C5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bookcases, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	November 13th, 2024
Days on Market	35
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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