



2501 17A Street NW
Calgary, Alberta

MLS # A2307713



\$615,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

CORNER LOT!! LOW CONDO FEES!! 3 BEDROOMS!! 3.5 BATHROOMS!! SINGLE DETACHED GARAGE!! 1760+ SQFT OF LIVING AREA!! Step inside and you're welcomed by a warm, inviting living room centered around a cozy FIREPLACE, flowing seamlessly into the dining area and a beautifully finished kitchen with a LARGE ISLAND, built-in features, and extensive cabinetry with premium finishes. A convenient 2-PIECE BATH and access to the PRIVATE BACK PATIO complete the main floor. Upstairs features TWO SPACIOUS BEDROOMS, EACH WITH THEIR OWN 4-PIECE ENSUITE AND WALK-IN CLOSETS — perfect for comfort and privacy. LAUNDRY ON THE UPPER FLOOR adds everyday convenience, along with a functional layout designed for modern living. The FULLY DEVELOPED BASEMENT offers even more space with an additional BEDROOM, 4-PIECE BATH, a HUGE REC ROOM, and a WET BAR — ideal for entertaining, guests, or extended family. Situated in CAPITOL HILL, just minutes from CONFEDERATION PARK, schools, shopping, and ONLY 10 MINUTES TO DOWNTOWN. A COMPLETE PACKAGE IN A PRIME INNER-CITY LOCATION—DON'T MISS THIS ONE!!