



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2501 17A Street NW**  
**Calgary, Alberta**

**MLS # A2313848**



**\$599,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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 &mdash; 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&mdash;DON'T MISS THIS ONE!!