



1136 17 Avenue NW  
Calgary, Alberta

MLS # A2319069



**\$825,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

\*\*\*OPEN HOUSE SUNDAY JUNE 14 2-4PM\*\*\* Welcome Home! This beautifully updated 1,846 sq. ft. two-storey infill is located in the highly sought-after community of Capitol Hill. From the moment you step inside, you'll be greeted by a spacious foyer and stunning newly refinished hardwood floors that extend throughout the main level. The thoughtfully designed open-concept floor plan is perfect for both everyday living and entertaining. At the heart of the home is the spacious kitchen, featuring ample cabinetry and counter space, a brand-new refrigerator, gas stove, microwave hood fan, and a massive island that provides plenty of room for meal preparation and gathering with family and friends. The bright dining area is enhanced by large south-facing windows that flood the space with natural light, while the inviting living room offers a cozy fireplace, generous storage, and oversized windows. A convenient mudroom and 2-piece powder room complete the main floor. Upstairs, you'll find three spacious bedrooms, a full bathroom, and the convenience of an upper-level laundry room complete with a sink. The impressive primary retreat features a walk-in closet and a luxurious ensuite with dual sinks, a soaker tub, and a separate shower. Step outside onto your private south-facing balcony and enjoy your morning coffee in the sunshine. The fully developed basement offers even more living space, including two additional bedrooms—bringing the total to five bedrooms—making this home ideal for larger families, guests, or a home office setup. A spacious family room provides the perfect spot for movie nights, and a full bathroom adds further convenience. Outside, you'll enjoy a private backyard and a double detached garage. Recent updates include refinished hardwood flooring, fresh paint throughout, and new kitchen appliances, making this

truly a move-in-ready home. Ideally located just minutes from SAIT, the LRT, shopping, restaurants, schools, Kensington, and downtown, this home offers the perfect balance of comfort, style, and convenience. Don't miss this incredible opportunity to own a beautifully updated home in one of Calgary's most desirable inner-city communities. Welcome Home! ??