



GRASSROOTS
REALTY GROUP

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2507 17 Street NW
Calgary, Alberta

MLS # A2334255



\$975,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,875 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Level, Low Maintenance Landscape, P		

Heating:	Make-up Air, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-24-1-W5
Exterior:	Brick, Cement Fiber Board, Concrete, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully appointed semi-detached infill in the heart of Capitol Hill, offering 1,875 sq. ft. above grade and an exceptional inner-city lifestyle just one block from the Confederation Park Golf Course. Built in 2018 and meticulously maintained, this 4-bedroom, 3.5-bathroom home combines timeless design, quality craftsmanship, and modern comfort. The bright and open main floor is designed for both everyday living and entertaining, featuring wide-plank flooring, large windows, a spacious living area, and a chef-inspired kitchen complete with premium finishes, ample cabinetry, and a generous island. A convenient powder room completes the main level. Upstairs, you'll find three spacious bedrooms including a luxurious primary retreat with a spa-inspired ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and upper-level laundry provide excellent functionality for families and professionals alike. The fully developed basement offers a large recreation space, a fourth bedroom, and an additional full bathroom, perfect for guests, a home office, or growing families. Additional features include central air conditioning, a private outdoor living space, and a double garage. Enjoy one of Calgary's most desirable inner-city locations with quick access to downtown, SAIT, the University of Calgary, Confederation Park, schools, pathways, transit, and countless local amenities. This is a rare opportunity to own a stylish, move-in-ready home in one of Calgary's premier northwest communities.