



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2512 17A Street NW
Calgary, Alberta

MLS # A2341346



\$859,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	office desk/craft table/front porch bench/shelving in utility room & garage		

OPEN HOUSE SUNDAY OCT 4. 1:00 - 4:00 P.M. Beautifully finished and ideally located in the sought-after inner-city community of Capitol Hill, this detached two-story home offers more than 2,200 ft.² of developed living space with four bedrooms and four bathrooms. Combining a highly functional layout with a private setting and mature landscaping, this is an exceptional opportunity to enjoy an established neighbourhood just minutes from downtown. A welcoming west-facing front porch adds to the home's curb appeal and provides the perfect spot to enjoy the afternoon and evening sun. Inside, the thoughtfully designed main level features a well-appointed kitchen with granite breakfast bar, corner pantry overlooking the sunken living room. Coffered ceilings, large windows and a gas fireplace create a warm and inviting space. A front den is ideal for a home office or flex room, while main-floor laundry adds everyday convenience. Upstairs are three comfortable bedrooms, including a spacious primary with two closets and a three-piece ensuite with tiled shower. Two additional bedrooms and a full four-piece bathroom complete the upper level. The fully finished basement adds valuable living space with a large family room featuring a second gas fireplace and attractive built-in maple shelving. A fourth bedroom and full bathroom make this ideal for guests, older children, or extended family. Outside, enjoy a private, fully fenced backyard with an exposed aggregate patio and walkway, plus a double detached garage. Less than 5 km from downtown Calgary, this location is truly one of the home's standout features. Capitol Hill is a well-established inner-city community known for its mature tree-lined streets and offers an appealing balance of neighbourhood charm, green space and proximity to downtown. Confederation Park and its extensive

pathway systems are just steps away, and West Confederation Park provides even more recreational opportunities. Families will appreciate convenient access to all levels of public and separate schools, including French immersion. SAIT and the University of Calgary are both within easy reach. Foothills Medical Centre and Alberta Children's Hospital are a 10-minute drive away, and local shops, restaurants, transit and everyday amenities are close at hand. This Capitol Hill home offers an outstanding location with an exceptional combination of space, privacy and inner-city living.