



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1128 17 Avenue NW
Calgary, Alberta

MLS # A2344428



\$849,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Warm wood tones, soft green cabinetry and generous windows give this 2013 semi-detached home with 4 bedrooms and 3.5 bathrooms a welcoming feel. Renovated in 2025, it features new hardwood flooring on the main floor, new carpets on the upper and lower levels as well as a new furnace and a hot water tank, along with fresh paint throughout the entire home. The home offers 1,932 sq. ft. above grade and approximately 2,830 sq. ft. of total developed living space, with air conditioning. The front living room centres around a gas fireplace, with a large window overlooking the street and bringing in plenty of natural light. New wide plank oak flooring runs throughout the main level, connecting the living room, dining room and kitchen in an open layout with clearly defined areas. The dining room has space for full size dining table with room for extra guests. In the kitchen, soft green lower cabinets contrast with white upper cabinetry, glass accents and new quartz countertops. The island seats 4, with ample workspace for cooking and room for company. A gas range, stainless steel appliances and a corner pantry round out the kitchen, while the window above the sink overlooks the backyard. A separate rear mudroom keeps coats and shoes out of the main living areas, with a powder room just alongside. Upstairs, a vaulted ceiling and large arched window give the primary bedroom a sense of space and light. There is a large walk-in closet with built-in storage and a 5-piece ensuite with a double vanity, stone countertops, a deep soaker tub beneath the window and a separate tiled shower. Two additional bedrooms, a full 4-piece bathroom and laundry complete the upper floor. The developed basement offers versatility, featuring a large recreation room with wet bar, a fourth bedroom with walk-in closet, a full bathroom, and a separate den that works equally well as an office, gym, or guest

bedroom. Ample storage throughout the lower level adds everyday convenience. Outside, the fenced and landscaped backyard has a patio for outdoor dining and access to the detached double garage which features significant built in mezzanine storage. SAIT and King George School are close by, as are Confederation Park and Riley Park. Kensington's caf  s, shops and restaurants are a short trip away, with convenient access to downtown.