



GRASSROOTS
REALTY GROUP

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89 17 Street NW
Calgary, Alberta

MLS # A2187916



\$799,000

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|------------------|------------------------|---------------|------------------|
| Division: | Hillhurst | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,700 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Cleared, Corner Lot | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | ENERGY STAR Qualified Equipment | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 150 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2-m |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

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| Inclusions: | N/A |
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Welcome to an exclusive opportunity to own a stunning pre construction townhouse condominium in the highly sought after Hillhurst community of Calgary. Nestled in one of the city's most vibrant and walkable neighborhoods this modern three bedroom two and a half bathroom home blends contemporary elegance with urban convenience. Spacious Open Concept Living Thoughtfully designed floor plan with high ceilings large windows and premium finishes Gourmet Kitchen, Sleek quartz countertops, high end stainless steel appliances, custom cabinetry and a stylish island perfect for entertaining. Luxury Primary Suite Retreat to your private oasis with a walk in closet and a spa inspired ensuite featuring a vanity and a glass enclosed shower. Two Additional Bedrooms, Generous in size, ideal for a growing family guests or a home office Private Outdoor Space Enjoy a serene entertainment area based on unit selection perfect for morning coffee or summer evenings Secure Parking and Storage. Convenient assigned parking with additional storage options available. Energy Efficient and Smart Home Ready. Designed with modern sustainability in mind featuring high performance windows energy efficient appliances and smart home capabilities. Prime Location in the heart of Hillhurst. Located just minutes from downtown Calgary this home offers unparalleled access to trendy Kensington Village, top rated schools, cafes, boutiques and some of the city's best restaurants With easy access to public transit river pathways and parks. Hillhurst is a perfect blend of urban living and community charm. Completion in the fall of 2025