# \$1,139,000 - 2708 17a Street Nw, Calgary

MLS® #A2167011

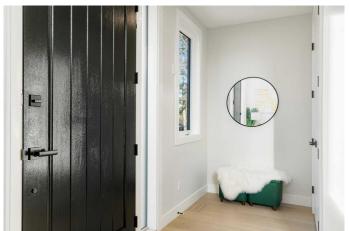
# \$1,139,000

5 Bedroom, 4.00 Bathroom, 1,962 sqft Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Hello, Gorgeous! Discover modern elegance in this brand-new, never-lived-in 5-bedroom luxury infill duplex nestled on a quiet cul-de-sac in the highly sought-after community of Capitol Hill. Boasting 1,962 SQFT above grade plus a fully developed 926 SQFT basement, this home is designed for those who appreciate sophisticated living, functional design, and an unbeatable location. This thoughtfully designed home features a spacious layout with three bedrooms upstairs and two additional bedrooms in the fully finished basement. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a gas cooktop, built-in oven and microwave, and an expansive kitchen island with hidden storage, perfect for entertaining. The dining area is anchored by an electric fireplace, creating a warm and inviting ambiance, while the adjacent living room offers a comfortable setting for relaxation. A functional mudroom at the back entrance keeps the home organized and provides direct access to the double detached garage. Upstairs, the luxurious primary suite features a walk-in closet with built-in organization and a spa-inspired ensuite complete with a soaker tub and a standalone glass shower. Two additional bedrooms, each generously sized, are connected by a stylish Jack and Jill bathroom, while the upper-level laundry room, complete with quartz countertops and additional storage, adds to the convenience of this level. The fully developed basement







provides even more space, featuring a large recreation room with a wet bar, perfect for hosting gatherings or unwinding after a long day. Two additional bedrooms and a well-appointed four-piece bathroom make this level an ideal space for guests or additional family members. Located in the heart of Capitol Hill, this home offers the perfect balance between urban living and a peaceful retreat. Situated just steps from Confederation Park, residents can enjoy picturesque walking trails, lush green spaces, and endless recreational opportunities. With easy access to schools, shopping, dining, and downtown Calgary, this location truly has it all. If you are looking for a home that blends luxury, style, and convenience, this is the one. Contact me today to schedule your private showing and experience all that this exceptional property has to offer.

#### Built in 2024

## **Essential Information**

MLS® # A2167011 Price \$1,139,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,962

Acres 0.14

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 2708 17a Street Nw

Subdivision Capitol Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2M 3S8

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear

# of Garages 2

## Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Built-in Features, Quartz Counters, Soaking Tub,

Storage

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven-Built-In,

Garage Control(s), Gas Cooktop, Humidifier, Range Hood

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Landscaped, Rectangular Lot, Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed January 30th, 2025

Days on Market 102 Zoning R-C2

# **Listing Details**

Listing Office Royal LePage Benchmark

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