

# \$1,159,000 - 2708 17a Street Nw, Calgary

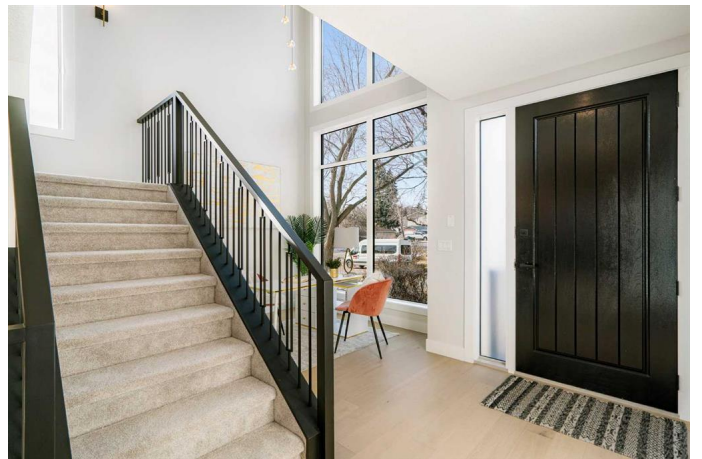
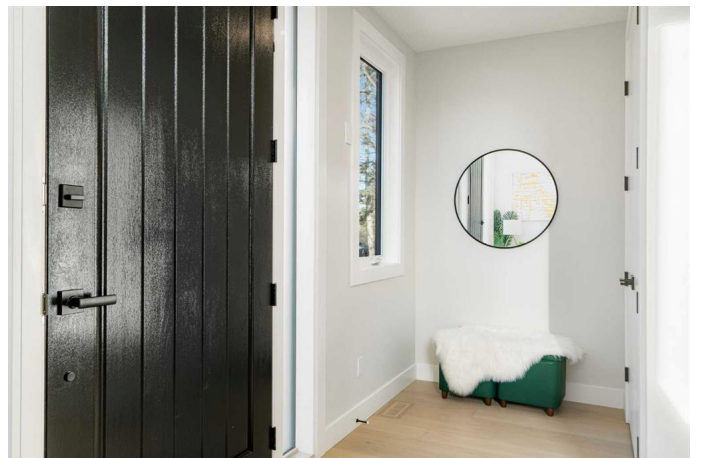
MLS® #A2167011

**\$1,159,000**

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          | \$1,159,000            |
| 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 | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Wet Bar, Walk-In Closet(s) |
| Appliances        | Refrigerator, Washer, Oven-Built-In, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, 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   | Back Lane, Back Yard, Rectangular Lot, Landscaped |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 79                 |
| Zoning         | R-C2               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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