



THE
A-TEAM

**RE/MAX
FIRST**

2008 17 Avenue, Calgary T2M0S6

MLS®#: **A2098208** Area: **Banff Trail** Listing Date: **01/02/24** List Price: **\$1,100,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot,Subdivided**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,973**
 Low Sqft:
 Ttl Sqft: **1,973**

DOM

138
Layout
 Beds: **5 (3 2)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Other,Stucco**
 Heating: **Fireplace(s),Forced Air** Flooring: **Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Gas Water Heater,Microwave,Range Hood,Tankless Water Heater,Washer/Dryer,Window Coverings**
 Int Feat: **Jetted Tub,Kitchen Island,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 9`5"	Kitchen	Main	16`0" x 20`11"
Family Room	Main	16`0" x 14`3"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Upper	13`2" x 15`1"	5pc Ensuite bath	Upper	8`3" x 17`2"
Walk-In Closet	Upper	9`8" x 5`8"	Bedroom	Upper	9`10" x 13`0"
2pc Ensuite bath	Upper	4`11" x 6`2"	Bedroom	Upper	9`10" x 13`10"
3pc Bathroom	Upper	9`8" x 4`11"	Bedroom	Basement	12`3" x 11`10"
3pc Ensuite bath	Basement	6`2" x 7`10"	Bedroom	Basement	9`6" x 11`1"

3pc Bathroom
Game Room

Basement
Basement

8`10" x 4`10"
15`3" x 10`4"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12`4" x 8`10"
6`0" x 8`3"

Title:
Fee Simple
Legal Desc:

8100AF

Zoning:
R-CG

Remarks

Pub Rmks:

Absolutely stunning! This modern urban gem is the epitome of luxury living, offering an unrivaled location that blends convenience and elegance. The property's unique design as a purpose-built revenue powerhouse with two separate legal suites makes it a rare find in the heart of the city. The upper legal suite is a 3-bedroom executive haven, boasting 10' ceilings and a gourmet kitchen featuring top-of-the-line appliances and a fabulous oversized island. The spa-like ensuite and two additional spacious bedrooms on this level elevate the living experience. Downstairs, the lower legal suite is a true standout, featuring 2 bedrooms, 2 full bathrooms, and upgraded features that ensure optimal privacy and comfort. Whether you're looking to live upstairs and rent down or capitalize on the entire property, the options are limitless. Strategically situated with easy access to SAIT, the University of Calgary, Foothills Hospital, and major roadways such as Highway #1 and Crowchild Trail, this home offers unparalleled convenience. The fenced, landscaped backyard with a large patio and gas hookup is perfect for entertaining, while the double detached garage adds an extra layer of convenience. AS IF THAT WASN'T ENOUGH, THE PROPERTY'S INVESTMENT POTENTIAL IS FURTHER AMPLIFIED BY THE AVAILABILITY OF THE OTHER SIDE OF THE DUPLEX FOR SALE. THIS PRESENTS A GOLDEN OPPORTUNITY FOR THOSE SEEKING A PRIME INVESTMENT - LIVE IN ONE UNIT AND RENT OUT THE OTHER THREE. Click the supplements icon for more information and make this exceptional property your new home!

Inclusions:
Property Listed By:

None
RE/MAX REAL ESTATE (CENTRAL)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2008 17 Ave NW, Calgary, AB

Main Floor Exterior Area 941.26 sq ft
Interior Area 939.55 sq ft



PREPARED: 2023/12/15



White regions are excluded from total floor area in GJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1032.01 sq ft
Interior Area 953.96 sq ft



PREPARED: 2023/12/15



White regions are excluded from total floor area in GJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 629.08 sq ft
Interior Area 731.70 sq ft



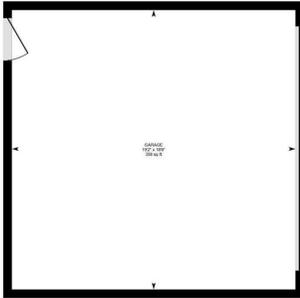
PREPARED: 2023/12/15



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Detached Garage Excluded Area 208.96 sq ft



PREPARED: 2023/12/15



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