



THE
A-TEAM

**RE/MAX
FIRST**

2007 17 Street, Calgary T2M 1B5

MLS®#: **A2133542** Area: **Capitol Hill** Listing Date: **07/30/24** List Price: **\$708,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**

General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,327**
 Low Sqft:
 Ttl Sqft: **1,327**

DOM

50
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**



Access:

Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`11" x 8`3"	Living Room	Main	12`2" x 12`1"
Kitchen	Main	13`6" x 12`6"	Family Room	Basement	17`0" x 10`3"
Laundry	Second	3`3" x 3`2"	Furnace/Utility Room	Basement	9`5" x 6`3"
Bedroom - Primary	Second	12`2" x 12`1"	Bedroom	Second	10`10" x 10`0"
Bedroom	Basement	10`11" x 9`9"	5pc Ensuite bath	Second	9`7" x 8`10"
4pc Ensuite bath	Second	10`9" x 4`8"	2pc Bathroom	Main	8`9" x 4`11"
4pc Bathroom	Basement	9`6" x 4`11"	Walk-In Closet	Second	8`6" x 4`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$281

Fee Simple

R-CG

Fee Freq:

Monthly

Legal Desc: **2312198**

Remarks

Pub Rmks: **Welcome to your dream home in the amazing neighborhood of Capitol Hill. This brand-new, premium townhouse offers a blend of modern elegance and comfort, perfect for those seeking a high-end living experience. Featuring a spacious interior with over 1,800 square feet of living space, open-concept designs, high ceilings, and large windows that flood each room with natural light. The gourmet kitchen boasts quartz countertops, high end appliances, and custom cabinetry - ideal for both cooking enthusiasts and entertainers. Enjoy two Master bedrooms upstairs with luxury ensuites and large windows giving you views of downtown Calgary. The fully finished basement is luxurious and comes with a full wet bar and recreation room, plus a large bedroom and bathroom. Located just minutes from downtown Calgary, SAIT, U of C, Confederation Park, gourmet restaurants and coffee shops, and many other amenities. Embrace the ultimate urban lifestyle with the tranquility of a residential neighborhood.**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

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