



1104 17 Avenue, Calgary T2M 0P6

MLS®#: **A2139527** Area: **Capitol Hill** Listing Date: **06/18/24** List Price: **\$899,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,714**
 Low Sqft:
 Ttl Sqft: **1,714**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`7" x 13`3"	Bedroom - Primary	Upper	11`11" x 16`0"
Living Room	Main	11`3" x 10`10"	Bedroom	Upper	7`0" x 11`7"
Dining Room	Main	11`10" x 11`8"	Bedroom	Upper	10`7" x 10`0"
Office	Main	9`0" x 10`0"	Walk-In Closet	Upper	7`2" x 7`0"
Nook	Main	8`11" x 3`5"	Laundry	Upper	5`2" x 6`10"
Entrance	Main	4`9" x 6`3"	Mud Room	Main	8`2" x 4`4"

Covered Porch
Game Room
5pc Ensuite bath
4pc Bathroom

Main
Basement
Upper
Basement

4`4" x 16`6"
17`9" x 9`10"

Bedroom
Family Room
4pc Bathroom
2pc Bathroom

Legal/Tax/Financial

Basement
Basement
Upper
Main

7`9" x 9`6"
9`1" x 14`10"

Title:
Fee Simple
Legal Desc:

3150P

Zoning:
R-C2

Remarks

Pub Rmks: **open house june 30, 2-4pm, Please check the link for " 3D tour"! Conveniently located in the stylish Capitol Hill community, this home offers a luxurious lifestyle with 4 bedrooms, 3.5 bathrooms, a fully finished basement, a home office, air conditioning, built-in speakers throughout, Hunter Douglas blinds, and luxury vinyl plank flooring. The practical mudroom off the back entry leads to a heated, insulated double-car garage. The inviting covered front porch opens into an open-concept entrance with a study nook featuring a built-in bookcase and desk. The contemporary gourmet kitchen is outfitted with Caesarstone quartz counters, a glass backsplash, a large center island, and stainless steel appliances, all seamlessly integrated with the spacious formal dining room. The upper level features a primary bedroom with a walk-in closet, vaulted ceilings, and a luxurious ensuite with double vessel sinks, a deep soaker tub, and an oversized separate shower. Two additional bedrooms, another full bathroom, and a convenient laundry room complete the floor plan. The finished lower level includes a fourth bedroom, a full bathroom, a playroom/office, and a great rec room with a gas fireplace, built-in cabinets, and a bar area. Walking distance to SAIT, Confederation Park, downtown, grocery stores, coffee shops, and restaurants. King George French Immersion K-6 school is just 400 meters away, and Crescent Heights High School, which accepts international students, is less than a 5-minute drive. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own—schedule a viewing today!**

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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











