



THE A-TEAM

RE/MAX FIRST

2708 17A Street, Calgary T2M 3S8

MLS@#: A2167011 Area: Capitol Hill Listing Date: 01/30/25 List Price: \$1,159,000
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: 2023
Lot Information
Lot Sz Ar: 6,189 sqft
Lot Shape:

Access:
Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear

DOM

2
Layout
Beds: 5 (3 2 )
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Int Feat: 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, Walk-In Closet(s), Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, 2pc Bathroom, Office, 5pc Ensuite bath, 4pc Bathroom, Mud Room, Dining Room, Foyer, Bedroom - Primary, Bedroom, and Bedroom with their respective levels and dimensions.

Bedroom  
Furnace/Utility Room  
Game Room

Basement  
Basement  
Basement

11`0" x 10`3"  
5`10" x 14`3"  
13`1" x 13`8"

Bedroom  
Kitchen  
4pc Bathroom

Basement  
Basement  
Basement

11`2" x 9`6"  
10`1" x 8`10"  
8`0" x 7`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

2410177

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

N/A  
Royal LePage Benchmark

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











