



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: **2024**
 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

39
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 9`10"	Mud Room	Main	7`1" x 6`11"
Kitchen	Main	7`7" x 17`11"	Dining Room	Main	14`9" x 16`7"
2pc Bathroom	Main	5`6" x 4`11"	Foyer	Main	12`4" x 6`7"
Office	Main	10`1" x 8`3"	Bedroom - Primary	Upper	13`9" x 15`1"
5pc Ensuite bath	Upper	8`0" x 19`2"	Bedroom	Upper	10`2" x 10`7"
4pc Bathroom	Upper	8`1" x 7`10"	Bedroom	Upper	12`8" x 15`0"

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











