



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2710 17A Street, Calgary T2M 3S8**

MLS®#: **A2169354**      Area: **Capitol Hill**      Listing Date: **09/29/24**      List Price: **\$1,139,000**  
 Status: **Pending**      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: **3,089 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,946**  
 Low Sqft:  
 Ttl Sqft: **1,946**

DOM

**19**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**      Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5' 5" x 4' 11"	Dining Room	Main	11' 2" x 16' 6"
Foyer	Main	13' 2" x 6' 5"	Kitchen	Main	11' 2" x 18' 0"
Living Room	Main	14' 8" x 9' 10"	Mud Room	Main	7' 2" x 9' 5"
Office	Main	9' 1" x 8' 3"	4pc Bathroom	Upper	8' 0" x 7' 8"
5pc Ensuite bath	Upper	8' 0" x 18' 11"	Bedroom	Upper	12' 8" x 15' 0"
Bedroom	Upper	10' 3" x 10' 6"	Bedroom - Primary	Upper	13' 10" x 15' 1"

Walk-In Closet  
Bedroom  
Game Room  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

12`0" x 5`0"  
10`10" x 10`3"  
12`10" x 22`2"  
5`8" x 14`2"

4pc Bathroom  
Bedroom  
Walk-In Closet

Basement  
Basement  
Basement

8`0" x 7`8"  
10`11" x 9`6"  
4`9" x 10`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**2410177**

Remarks

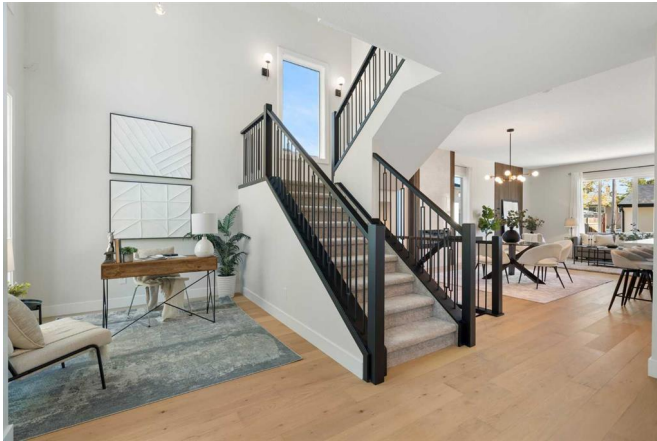
Pub Rmks: **Hello, Gorgeous! Discover luxury living in the heart of Capitol Hill with this brand new, never-lived-in 5 bedroom infill duplex situated on a cul-de-sac. This spacious home features 1947 SQFT above plus an additional 920 SQFT basement of fully developed space. With three bedrooms upstairs and two downstairs, makes it perfect for families or those seeking extra space. Enjoy the vibrant community, close to parks, schools, and local amenities, all while being just a short drive from downtown Calgary. As you enter, you're greeted by a welcoming front foyer with a large closet, and a stunning open to below front room setting the tone for the stylish interior. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a gas cooktop, stainless steel appliances, a built-in oven and microwave. The expansive kitchen island, designed for entertaining, comfortably seats six and includes hidden cabinets for added storage and convenience. The dining area is anchored by an electric fireplace, creating a cozy atmosphere, while the adjacent living room offers an inviting setting for relaxation. A functional back door mudroom helps keep your home organized and tidy if entering from the backyard and double detached garage. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet that features built-in organization. The ensuite bath is designed for relaxation, equipped with a soaker tub and a standalone glass shower. Two additional bedrooms can be found on the upper level with a Jack and Jill bathroom connecting one of the bedrooms to the main bath. Your laundry pair with a quartz countertop and additional storage makes laundry day a breeze. The fully finished basement adds even more living space, featuring two additional bedrooms, a well-appointed 4-piece bath, and a recreation room that's perfect for entertaining or unwinding. A convenient wet bar completes the lower level, making it an ideal spot for gatherings. Location is everything, and this home truly has it all! Nestled on a quiet cul-de-sac, it's just a short stroll to Confederation Park, a stunning green space ideal for walking, jogging, or picnicking. With the park right at your doorstep, you'll also benefit from the vibrant amenities that Capitol Hill has to offer. Experience a lifestyle that beautifully blends urban living with nature. You won't want to miss owning this exceptional home that provides the perfect combination of luxury and functionality in one of Calgary's most desirable communities!**

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

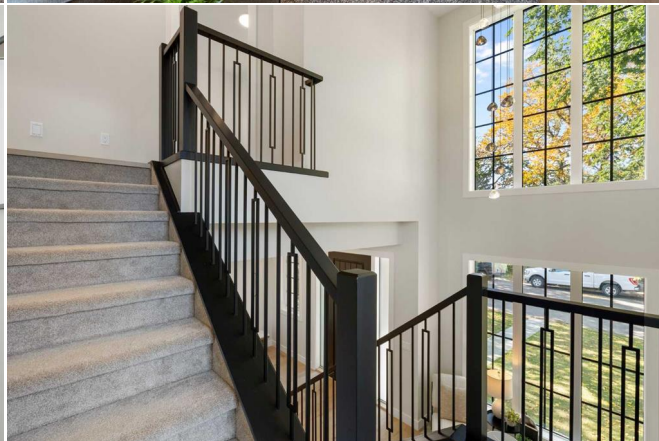
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





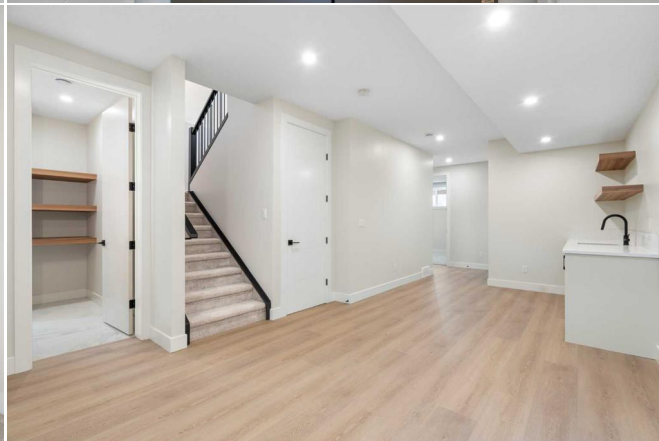
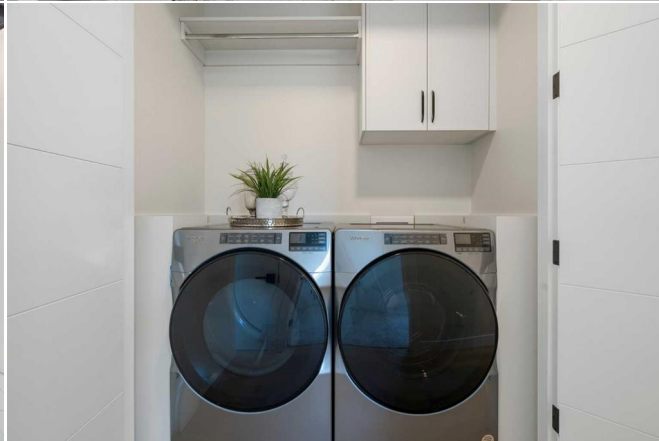
















**2710 17a St NW, Calgary, AB**  
Main Floor Exterior Area 981.95 sq ft



0 3 6 ft PREPARED: 2024/09/24

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



**2710 17a St NW, Calgary, AB**  
2nd Floor Exterior Area 504.83 sq ft Excluded Area 76.62 sq ft



0 4 8 ft PREPARED: 2024/09/24

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2710 17a St NW, Calgary, AB

Basement (Below Grade) Exterior Area 520.15 sq ft



PREPARED: 2024/09/28



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