



THE
A-TEAM

**RE/MAX
FIRST**

2614 17 Street, Calgary T2T 4N1

MLS® #: **A2180401** Area: **Bankview** Listing Date: **11/21/24** List Price: **\$1,125,000**
 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: **2018**
Lot Information
 Lot Sz Ar: **2,475 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,587**
 Low Sqft:
 Ttl Sqft: **2,587**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Brick,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener**
 Int Feat: **Bar,Built-in Features,Kitchen Island,Quartz Counters,Steam Room,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 13`6"	Hall	Main	14`6" x 15`8"
2pc Bathroom	Main	5`9" x 6`4"	Other	Main	7`4" x 4`10"
Kitchen	Second	12`5" x 18`8"	Family Room	Second	19`4" x 14`9"
Hall	Second	6`10" x 19`11"	Other	Second	23`10" x 11`2"

Bedroom	Third	11`5" x 12`6"	Bedroom	Third	11`5" x 12`5"
Laundry	Third	7`8" x 6`7"	5pc Bathroom	Third	7`6" x 8`7"
Hall	Third	11`3" x 25`11"	Hall	Level 4	13`4" x 14`5"
Bedroom - Primary	Level 4	13`4" x 17`7"	Balcony	Level 4	9`3" x 11`5"
Walk-In Closet	Level 4	5`0" x 9`5"	5pc Ensuite bath	Level 4	11`1" x 23`8"
Walk-In Closet	Level 4	8`8" x 9`7"	Game Room	Basement	19`3" x 34`1"
2pc Bathroom	Basement	5`4" x 4`10"	Furnace/Utility Room	Basement	19`4" x 12`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **M-CG**
 Legal Desc: **5083AD**

Remarks

Pub Rmks: **Open house Sunday Dec 1 from 2:00 pm to 4:00 pm. ***Original building permit issued in year 2018 but construction finished and occupancy permitted in year 2020.*** Experience the pinnacle of inner-city living in this executive home, offering over 3,000 square feet of meticulously developed space. With soaring 10' and 12' ceilings and large windows, natural light fills every corner. Enjoy central air conditioning for hot summers and a cozy gas fireplace for chilly winters. The entire top floor is designed as a luxurious master bedroom retreat, featuring heated floors in both the master bath and laundry room. The spa-like master bath includes double white oak vanities and a seamless glass shower with a built-in steam unit. Enjoy the convenience of his and hers walk-in closets with custom cabinetry. Step out onto the private balcony to take in stunning city views. The gourmet kitchen showcases custom birch interiors with white oak accents and is equipped with high-end Fisher and Paykel appliances, including a wine fridge, dishwasher drawers, and an 84" tall refrigerator. A front office, complete with its own balcony and floor-to-ceiling windows, offers an ideal workspace. The lower level is designed for entertaining, featuring a spacious area and a separate theater room with tiered seating, integrated floor lighting, and pre-wiring for sound. Additional highlights include an attached double car garage, a front driveway, and a private backyard patio—an exceptional find in such a central location.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











