



THE
A-TEAM

**RE/MAX
FIRST**

2514 17 Street, Calgary T2M 3S2

MLS®#: **A2181361**

Area: **Capitol Hill**

Listing Date: **11/29/24**

List Price: **\$1,349,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,129**

Low Sqft:

Ttl Sqft: **2,129**

Lot Information

Lot Sz Ar: **3,348 sqft**

Lot Shape:

DOM

53

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Courtyard,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 19`5"	Dining Room	Main	15`11" x 15`3"
Kitchen	Main	17`10" x 24`0"	Foyer	Main	6`6" x 6`4"
Pantry	Main	4`7" x 9`11"	2pc Bathroom	Main	5`4" x 5`0"
Bedroom - Primary	Upper	11`8" x 12`11"	5pc Ensuite bath	Upper	9`9" x 12`6"
Bedroom	Upper	9`8" x 12`11"	4pc Ensuite bath	Upper	6`9" x 8`4"
Bedroom	Upper	9`8" x 19`5"	3pc Ensuite bath	Upper	6`2" x 7`6"
Laundry	Upper	7`10" x 5`10"	Walk-In Closet	Upper	6`6" x 20`3"
Walk-In Closet	Upper	4`2" x 5`4"	Game Room	Basement	14`8" x 31`1"
Bedroom	Basement	14`8" x 9`11"	4pc Bathroom	Basement	10`9" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-2

3800AJ

Remarks

Pub Rmks: **This ultra-luxurious, custom-built home blends modern design with traditional charm, offering over 2,800 Sq ft of refined living space & is situated on a quiet treelined street in the trendy neighbourhood of capitol hill . Built by Edge Luxury Homes , known for their impeccable quality and creativity, the home features stunning architectural details including arches, steep peaks, and oversized windows that create striking curb appeal. Inside, enjoy top-tier finishes like wide-plank oak flooring, soaring 11-ft ceilings, and a chef's kitchen with high end Jenn-Air appliances, custom cabinetry, custom mill work through out and a hidden pantry. The open-concept living and dining areas are perfect for entertaining, while a private media wall with a gas fireplace adds warmth and style. The primary suite offers a vaulted ceiling, custom walk-in closet, heated ensuite floors, and a spa-like bathroom with a freestanding tub & a huge steam shower. Other two bedrooms have their own private en suite baths, Located just steps from The Majestic confederation park & golf course , trendy shops, restaurants, and just a short stroll to University Of Calgary, SAIT & both Children's And Foot hills Hospital. this home offers the ultimate in luxury and convenience. With smart home features, a fully developed basement with rec room ,bar and home gym area, complete with a bedroom & full bath, low-maintenance landscaping, huge rear deck & front patio are perfect for BBQ nights, it's ready for you to move in and enjoy. Don't miss this rare opportunity to own in one of Calgary's most sought-after neighbourhoods!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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





2514 17 St NW, Calgary, AB

Main Floor Exterior Area 1026.16 sq ft
Interior Area 937.11 sq ft



PREPARED: 2024/11/05

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



2514 17 St NW, Calgary, AB

Upper Floor Exterior Area 1302.88 sq ft
Interior Area 1050.76 sq ft



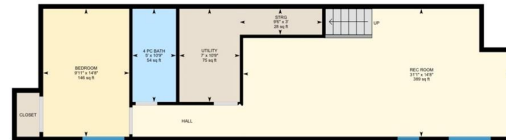
PREPARED: 2024/11/05

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Basement (Below Grade) Exterior Area 873.41 sq ft
Interior Area 793.00 sq ft



PREPARED: 2024/11/05

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