



THE
A-TEAM

**RE/MAX
FIRST**

42 17 Street, Calgary T2N 4W8

MLS®#: **A2190561**

Area: **Hillhurst**

Listing Date: **01/30/25**

List Price: **\$929,900**

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: **1996**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Level,Underground Sprinklers,Private**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Finished Floor Area
Abv Sqft: **1,979**
Low Sqft:
Ttl Sqft: **1,979**

DOM

3

Layout

Beds: **4 (2 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,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Convection Oven,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Instant Hot Water,Microwave,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,Granite Counters,No Animal Home,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`5" x 12`3"	Kitchen	Main	15`2" x 12`10"
Pantry	Main	7`3" x 5`5"	Dining Room	Main	12`8" x 8`4"
2pc Bathroom	Main	5`11" x 5`5"	Foyer	Main	6`8" x 4`9"
Bedroom - Primary	Upper	15`2" x 14`4"	Bedroom	Upper	19`8" x 11`8"
4pc Bathroom	Upper	8`5" x 8`6"	5pc Ensuite bath	Upper	10`11" x 8`6"

Laundry
Bedroom
4pc Bathroom

Upper
Lower
Lower

7`3" x 5`6"
15`2" x 8`11"
8`11" x 4`10"

Family Room
Bedroom
Furnace/Utility Room

Lower
Lower
Basement

17`2" x 14`8"
11`10" x 11`7"
16`3" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

51510

Remarks

Pub Rmks:

Absolutely stunning home in a fabulous Hillhurst location directly across from the Historic Bow Valley Lawn Bowling Club. This is a very special home built by Knightsbridge Custom Homebuilders and winner of the 1996 SAM Award for Best Infill Project! The home has been lovingly maintained and upgraded over the years. The main floor features gorgeous maple hardwood floors throughout, a very warm and inviting living room with tons of natural light, built in window seats with extra storage, built in cabinetry and book shelves and a lovely gas fireplace. The sun filled Chef's kitchen was beautifully renovated in 2020 by Denca Cabinets. The sleek, contemporary design features full height walnut cabinetry, quartz counter tops, huge island with prep sink and breakfast bar, double Jenn Aire convection ovens, Thermidor gas cooktop, Sharp drawer style microwave and new Miele dishwasher (2025). You will love the adjacent butler's pantry with its convenient coffee bar, Thermidor wine refrigerator and Thermidor freezer with ice maker. The dining area is bright and sunny with ample space for family functions. Upstairs you will find a large master with vaulted ceilings, his and her walk in closets, updated ensuite bath with quartz counters, double sinks, stand alone shower and jetted tub. The second bedroom is huge (formerly 2 bedrooms which could be converted back) and again with vaulted ceilings and large walk in closet. The updated family bath with quartz counters and large shower is conveniently located right next to it! The renovated laundry room with sink is located on this level as well. The lower level features a large family room with built-ins and gas fireplace, 2 additional generous sized bedrooms, one of which includes the Resource Furniture Murphy bunk beds, an updated full bathroom, and an awesome wine storage area with sink. A few other updates include Hardy Plank Siding (2012), new Lux aluminum clad windows on main and upper levels (2020), High efficiency furnace and high capacity hot water heater (2017) and much more! Outside you will absolutely love the professionally landscaped yard with underground irrigation system, paver stone walk way, beautiful trees and incredible perennial gardens. The back yard is extremely private with large paver stone patio, outdoor fireplace, built in planters with irrigation and outdoor lighting system. This location cannot be beat within walking distance of Kensington, downtown and LRT!

Inclusions:

TV and mount in Family Room, Murphy bunk beds in lower bedroom, Wine racks in furnace room, Hall stand in back entry, 7 bench cushions in Living Room, garden hoses, 3 tool sheds in backyard, wire shelving units in garage, speakers in living room and kitchen.

Property Listed By:

RE/MAX Real Estate (Mountain View)

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













