



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2113 17 STREET Street, Calgary T2S 2Y8**

MLS®#: **A2196630**

Area: **Capitol Hill**

Listing Date: **02/23/25**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,463**  
Low Sqft:  
Ttl Sqft: **1,463**

DOM

**0**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Oven,Refrigerator,Washer/Dryer**  
Int Feat: **Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`10" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 5`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`0" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$280**

Title:  
**Fee Simple**

Zoning:  
**H-GO**

Fee Freq:  
**Monthly**

Legal Desc: **2010526**

Remarks

Pub Rmks: **Discover unparalleled elegance in this stunning 4-bedroom, 3.5-bathroom end-unit townhome, built by the renowned Urban Indigo Homes. Nestled in the desirable Capitol Hill neighborhood, this luxury residence offers sophisticated design, premium finishes, and exceptional craftsmanship. Step inside to find an open-concept main floor with expansive windows, a gourmet kitchen featuring high-end appliances, custom cabinetry, and a spacious island. The living area is perfect for entertaining, complete with a sleek fireplace and seamless access to your private outdoor space. Upstairs, the primary suite is a true retreat with a spacious ensuite and a generous walk-in closet. Two additional bedrooms, a full bath, and a convenient laundry room complete the upper level. The fully finished basement offers a fourth bedroom, a full bath, and a versatile recreation area. Enjoy year-round comfort with central air conditioning, and take advantage of the home's prime location—just minutes from top schools, parks, shopping, and transit. Experience modern luxury in one of Capitol Hill's most sought-after homes.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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

















