



THE
A-TEAM

**RE/MAX
FIRST**

2516 17 Street, Calgary T2M 3S2

MLS®#: **A2199155**

Area: **Capitol Hill**

Listing Date: **03/07/25**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

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

Access:

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

Finished Floor Area

Abv Sqft: **2,114**

Low Sqft:

Ttl Sqft: **2,114**

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 17`1"	Dining Room	Main	10`10" x 15`2"
Kitchen	Main	17`10" x 24`1"	Foyer	Main	5`1" x 6`11"
Mud Room	Main	4`9" x 6`0"	2pc Bathroom	Main	5`4" x 4`11"
Bedroom - Primary	Upper	11`9" x 12`11"	5pc Ensuite bath	Upper	9`9" x 12`6"
Walk-In Closet	Upper	6`6" x 20`1"	Bedroom	Upper	9`10" x 23`0"
3pc Ensuite bath	Upper	6`1" x 7`5"	Walk-In Closet	Upper	4`4" x 5`3"
Bedroom	Upper	9`8" x 19`5"	4pc Ensuite bath	Upper	6`7" x 8`4"

**Laundry
Bedroom**

**Upper
Basement**

**7`10" x 5`8"
14`9" x 11`6"**

**Game Room
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**14`9" x 31`6"
10`5" x 5`0"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3800AJ

Remarks

Pub Rmks:

This exquisite, custom-built masterpiece seamlessly blends modern design with timeless charm, offering over 2,800 square feet of sophisticated living space built on an extra deep 134ft' Lot. Nestled on a peaceful, tree-lined street in the coveted Capitol Hill neighborhood, this home is a rare gem that combines luxury, style, and unparalleled convenience. Crafted by Edge Luxury Homes, renowned for their meticulous attention to detail and innovative designs, the property boasts striking architectural elements such as graceful arches, steeply pitched roofs, and expansive windows that enhance its curb appeal and invite an abundance of natural light. Step inside to discover a refined interior, featuring wide-plank oak flooring, soaring 11-foot ceilings, and an open-concept floor plan designed for effortless entertaining. The chef's kitchen is a culinary dream, outfitted with top of the line Jenn-Air appliances, custom cabinetry, exquisite millwork & a huge stylish quartz waterfall island. The seamless flow from the kitchen to the living and dining areas creates a perfect space for both casual gatherings and formal events. A private media wall, complete with a sleek gas fireplace, provides a warm and inviting focal point in the living room. The luxurious primary suite is a true sanctuary, offering a vaulted ceiling, a custom walk-in closet, and a spa-inspired ensuite. Relax in the freestanding soaking tub or indulge in the massive shower with body jets & rain shower, heated bathroom floors adding an extra touch of comfort. The two additional bedrooms each have their own private en suite bathrooms, providing ultimate privacy and convenience for guests or family members. The fully developed basement is an entertainer's paradise, featuring a spacious Rec room with a wet bar, a dedicated home gym area, and a comfortable bedroom with a full bath. Outside, enjoy the tranquil low-maintenance landscaping, an expansive rear deck, and a charming front patio perfect for evening BBQs and socializing. The Extra large tandem garage is big enough for all your toys, or enables you to live your dream hobby life. Located just steps from the picturesque Confederation Park and golf course, trendy boutiques, fine dining, and within short distance to the University of Calgary, SAIT, and both Children's and Foothills Hospitals, this home offers an unbeatable location in one of Calgary's most desirable communities. Equipped with smart home technology, this home is as functional as it is beautiful. With exceptional quality, thoughtful design, and an ideal location, this property presents a rare opportunity to live in luxury and convenience in the heart of Capitol Hill. Don't miss your chance to own this extraordinary home—schedule a private viewing today!

Inclusions:
Property Listed By:

**None
RE/MAX Real Estate (Central)**

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













