



**GRASSROOTS**  
REALTY GROUP

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2, 1331 17 Avenue NW  
Calgary, Alberta

MLS # A2232469



**\$614,900**

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: None

Stylish and modern townhome featuring a bright, open-concept floor plan and contemporary finishes throughout. With over 1,900 square feet of developed living space, this home offers comfort, functionality, and exceptional design in a central location. The main floor impresses with a spacious kitchen boasting granite countertops, stainless steel appliances, a large island, and abundant storage. Seamlessly flowing into the dining and living areas, where a gas fireplace with custom built-ins creates a warm, inviting atmosphere. A large window floods the space with natural light, highlighting the home's elegant neutral tones. Upstairs, are two generously sized bedrooms, each with its own private ensuite—ideal for guests, a luxurious primary retreat or a home office. The fully finished basement offers additional versatility with a third bedroom featuring a large window and walk-in closet, a rec room, and a full 4-piece bath—perfect for extended family, media space or a home gym. Outside, enjoy the convenience of a detached single garage and low-maintenance yard. This home is perfectly positioned just steps from green spaces and provides quick access to SAIT, the University of Calgary, Foothills Hospital, and a short commute to downtown or a weekend escape to the mountains. Whether you're a professional or small family, this turnkey townhome offers the ideal blend of location, style, and space.