



GRASSROOTS
REALTY GROUP

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2721 17 Street NW
Calgary, Alberta

MLS # A2240685



\$609,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	898 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Outside, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: Hood Fan

Welcome to this immaculate mid-century home that perfectly blends timeless charm with fresh, modern upgrades — ideal for young professionals, first-time buyers, hospital staff, students, or anyone looking for a quick commute downtown! Step inside to find a completely renovated kitchen featuring sleek Quartz countertops, trendy hexagon marble backsplash, matching KitchenAid appliances, and updated flooring — ready for late-night study sessions or hosting your next dinner party. The sun-drenched living room boasts smooth, high ceilings and a cozy wood-burning fireplace, west-facing bedrooms bathe in natural light all day long. The renovated basement (2020) offers a welcoming space for guests, roommates, or a home office, complete with newer carpet, a fully updated bathroom with marble and subway tile, modern vanity, new plumbing, and a stacked washer/dryer. Outside, enjoy a private, fenced backyard with mature Apple and Crab Apple trees, perfect for a summer hangout or quiet morning coffee. Lots of parking in the back! Additional updates include a new 40-gallon water tank (2020), electrical panel (2013), new interior and exterior doors, and 5-inch baseboards throughout. Located just 3 doors from Confederation Park and its endless pathways, you're steps away from nature and minutes from downtown, SAIT, U of C, and the Foothills & Children's Hospitals. Capitol Hill is one of Calgary's most vibrant inner-city neighborhoods — known for its active community vibe, walkability, and easy access to transit, schools, and amenities. Whether you're buying your first home, upsizing for more space, or investing in a flexible layout with income potential — this home checks all the boxes.

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