



**GRASSROOTS**  
REALTY GROUP

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**2721 17 Street NW**  
**Calgary, Alberta**

**MLS # A2240685**



**\$609,900**

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

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

**Inclusions:** Hood Fan

Welcome to this immaculate mid-century home that perfectly blends timeless charm with fresh, modern upgrades &mdash; 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 &mdash; 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 &mdash; 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 &mdash; this home checks all the boxes.

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