



GRASSROOTS
REALTY GROUP

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2501 17A Street NW
Calgary, Alberta

MLS # A2276843



\$649,999

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Other, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

An exceptional opportunity to own a stunning Green Cedar Homes corner-unit show suite in the highly sought-after Capitol Hill community. Located near Confederation Park, one of Calgary's most loved green spaces, with walking paths, playground, and seasonal amenities just minutes away. From the moment you enter, you're greeted by an impressive open-concept layout designed for modern living and effortless entertaining. The heart of the home features a spacious chef's kitchen highlighted by a large central island, premium cabinetry, and luxurious finishes throughout. Upstairs, the home boasts two generously sized en-suite bedrooms, each thoughtfully designed for comfort and privacy. The primary suite is bathed in warm natural light thanks to its large windows and desirable south-facing exposure, offering a serene retreat to start and end your day. The fully developed basement extends the living space and provides incredible versatility, complete with a third bedroom, a full 4-piece bathroom, a spacious recreation area, and a stylish wet bar, perfect for entertaining guests or creating a private getaway. This impeccably finished corner unit combines contemporary elegance, functional design, and an unbeatable location, an outstanding opportunity not to be missed. Open House on Jan 11 between 1-3