



**GRASSROOTS**  
REALTY GROUP

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**2105 17 Street  
Calgary, Alberta**

**MLS # A2295829**



**\$710,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Double Vanity

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 280
<b>LLD:</b>	-
<b>Zoning:</b>	H-GO
<b>Utilities:</b>	-

**Inclusions:** N/A

This stunning Capitol Hill townhouse built by Urban Indigo Fine Homes, offers a perfect blend of modern elegance and classic charm. Featuring three spacious bedrooms and three and a half bathrooms, this home is designed for comfortable living. The open-concept layout showcases a beautifully appointed kitchen with stainless steel appliances, sleek countertops, and ample cabinet space, making it ideal for both everyday meals and entertaining guests. Natural light floods the living area through large windows, creating a warm and inviting atmosphere. The master suite is a true retreat, complete with a luxurious en-suite bathroom and a walk-in closet. Additional highlights include hardwood floors throughout, a private outdoor patio for relaxing or entertaining, and convenient access to local parks, shops, and dining options. With its prime location in the heart of Capitol Hill, this townhouse is a must-see for anyone looking for a stylish urban lifestyle. Don't miss the opportunity to make this exceptional property your new home!