



1104 17 Avenue NW
Calgary, Alberta

MLS # A2139527



\$899,000

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|------------------|---|---------------|-------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,714 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

open house june 30, 2-4pm, Please check the link for " 3D tour"! Conveniently located in the stylish Capitol Hill community, this home offers a luxurious lifestyle with 4 bedrooms, 3.5 bathrooms, a fully finished basement, a home office, air conditioning, built-in speakers throughout, Hunter Douglas blinds, and luxury vinyl plank flooring. The practical mudroom off the back entry leads to a heated, insulated double-car garage. The inviting covered front porch opens into an open-concept entrance with a study nook featuring a built-in bookcase and desk. The contemporary gourmet kitchen is outfitted with Caesarstone quartz counters, a glass backsplash, a large center island, and stainless steel appliances, all seamlessly integrated with the spacious formal dining room. The upper level features a primary bedroom with a walk-in closet, vaulted ceilings, and a luxurious ensuite with double vessel sinks, a deep soaker tub, and an oversized separate shower. Two additional bedrooms, another full bathroom, and a convenient laundry room complete the floor plan. The finished lower level includes a fourth bedroom, a full bathroom, a playroom/office, and a great rec room with a gas fireplace, built-in cabinets, and a bar area. Walking distance to SAIT, Confederation Park, downtown, grocery stores, coffee shops, and restaurants. King George French Immersion K-6 school is just 400 meters away, and Crescent Heights High School, which accepts international students, is less than a 5-minute drive. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own—schedule a viewing today!