



GRASSROOTS
REALTY GROUP

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2029 17 Street NW
Calgary, Alberta

MLS # A2208943



\$674,900

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached, Titled		
Lot Size:	-		
Lot Feat:	Front Yard, Private		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Any wall mounted TV brackets.

Introducing a stunning urban 2-storey townhome in the highly coveted community of Capitol Hill. This property exemplifies modern sophistication, convenience, and thoughtful design, making it an extraordinary opportunity for discerning homeowners. Step inside and experience the elegance of this open-concept floor plan, featuring soaring 10-foot ceilings on the main level and 9-foot ceilings upstairs, complemented by wide plank engineered hardwood floors. The upgraded chef's kitchen boasts premium Fisher Paykel stainless steel appliances, quartz countertops, and striking cabinets, creating an inviting space for culinary creativity. The spacious family room, with its tile-faced fireplace, seamlessly opens to a private courtyard, perfect for relaxation and entertainment. The modern staircase, adorned with a laser-cut steel screen, provides a unique architectural touch. On the upper level, you'll find two luxurious bedrooms, each with its own ensuite bathroom. The oversized primary suite is nothing short of a retreat, offering a walk-in closet and spa-inspired ensuite featuring quartz counters, a large shower, and heated floors for ultimate comfort. The secondary bedroom also includes a private 4-piece ensuite, ensuring convenience and privacy for family members or guests. The fully developed basement extends the living space, featuring a third bedroom, a 4-piece bathroom, and a media room complete with a bar for entertaining. This home also includes a private, drywalled single detached garage with an 8-foot-high door, adding practicality and value. Outside, the property is designed for low-maintenance living, featuring a private sprinkler system to keep the yard space pristine. Capitol Hill is renowned for its accessibility and vibrant community life. Residents enjoy walking distance access to SAIT, the University of Calgary, Banff Trail & Lions Park C-train

stations, North Hill Mall, Confederation Park and Golf Course, and several top-rated schools. The neighborhood offers everything you need within reach, including shopping, education, recreation, and transit options. This urban townhome is a rare gem, combining modern aesthetics with exceptional functionality. From its high-end finishes and luxurious features to its unbeatable location, this property offers an unparalleled lifestyle in Calgary's Capitol Hill community. Don't miss the chance to make this spectacular home your own. Schedule your viewing today and discover the perfect blend of urban convenience and contemporary elegance!