

\$614,900 - 2, 1331 17 Avenue Nw, Calgary

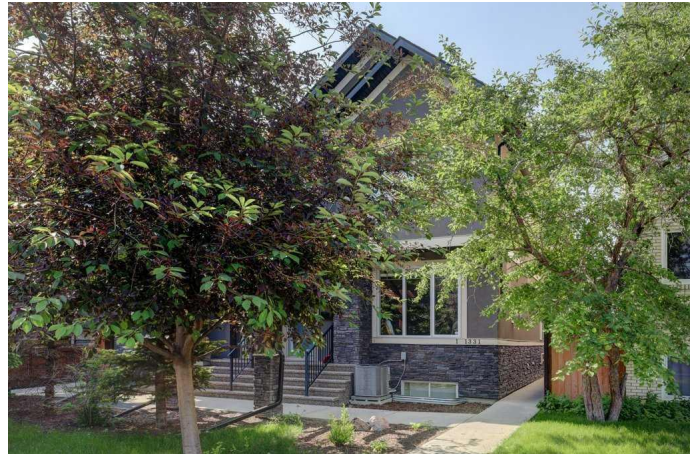
MLS® #A2232469

\$614,900

3 Bedroom, 4.00 Bathroom, 1,331 sqft
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Stylish and modern townhome featuring a bright, open-concept floor plan and contemporary finishes throughout. With over 1,900 square feet of developed living space, this home offers comfort, functionality, and exceptional design in a central location. The main floor impresses with a spacious kitchen boasting granite countertops, stainless steel appliances, a large island, and abundant storage. Seamlessly flowing into the dining and living areas, where a gas fireplace with custom built-ins creates a warm, inviting atmosphere. A large window floods the space with natural light, highlighting the home's elegant neutral tones. Upstairs, are two generously sized bedrooms, each with its own private ensuite—ideal for guests, a luxurious primary retreat or a home office. The fully finished basement offers additional versatility with a third bedroom featuring a large window and walk-in closet, a rec room, and a full 4-piece bath—perfect for extended family, media space or a home gym. Outside, enjoy the convenience of a detached single garage and low-maintenance yard. This home is perfectly positioned just steps from green spaces and provides quick access to SAIT, the University of Calgary, Foothills Hospital, and a short commute to downtown or a weekend escape to the mountains. Whether you're a professional or small family, this turnkey townhome offers the ideal blend of location, style, and space.



Built in 2013

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2232469 |
| Price | \$614,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,331 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2, 1331 17 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 0R2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |

| | |
|-----------------|--------------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Insert, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Back Lane, Back Yard, Few Trees, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 5 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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