

# \$624,900 - 2528 17a Street Nw, Calgary

MLS® #A2252209

**\$624,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*\* OPEN HOUSE - Sunday, October 26, 2025 - 1:30-4:00pm \*\*\* Welcome to a "ONE OWNER" home in the heart of Capitol Hill! Truly an amazing time capsule immaculately preserved in every detail, from original mouldings and doors to original solid hardwood flooring under the carpets! This very well maintained property features a solid two bedroom raised bungalow on a large infill 28 x 117ft lot, located on a very quiet street just steps to Confederation Park. This raised two bedroom bungalow features an open beam ceiling in the living room adding to the charm and character of this well kept home. The large eat-in country kitchen offers nice solid oak cabinets and two main floor bedrooms have vaulted ceilings creating an illusion of space. The lower level is partially developed including a large family room and a 3-pce bathroom. The spacious laundry/utility room has a newer f/a furnace and h/w tank. Very private rear yard leading to a nice sized single car garage. This is a fantastic and quiet inner city location close to SAIT, the University of Calgary, only a short commute to downtown and easy access west to mountains. Hurry on this one!

Built in 1965

## Essential Information

MLS® #                   A2252209

Price                     \$624,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.07
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2528 17a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S6

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Treed
Roof	Tar/Gravel
Construction	Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            September 16th, 2025

Days on Market        38

Zoning                 R-CG

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.