# \$899,900 - 1613 17 Avenue Nw, Calgary

MLS® #A2201619

# \$899,900

4 Bedroom, 4.00 Bathroom, 1,853 sqft Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this beautifully designed semi-detached infill in the highly sought-after community of Capitol Hill. Situated on a rare walk-out lot, this custom-built home offers breathtaking south-facing downtown views from the expansive back deck, creating the perfect setting for entertaining or unwinding.

Built with every detail in mind, this home features 9-foot ceilings on all three levels, an irrigation system, solid maple hardwood floors, and a drywalled and insulated garageâ€"ready for year-round use and extra storage.

The main floor boasts a bright, open layout with a wall of windows at the rear, flooding the space with natural light. A cozy fireplace anchors the living room, while the adjacent chef's kitchen features upgraded stainless steel appliances, a gas range, and high-end cabinetry and finishes. A large front den/office provides a perfect work-from-home setup.

Upstairs, the luxurious primary suite impresses with a spa-like ensuite, complete with a steam shower, soaker tub, dual vanity, and premium fixtures. Two additional kids' bedrooms, a full bathroom, and a dedicated laundry room complete the upper level.

The fully finished walk-out basement includes a fourth bedroom, a full bathroom, and a spacious recreation area with direct access to the covered patio and landscaped yard.







In-floor heating keeps the lower level cozy through the winter, and central A/C keeps the whole home comfortable in the summer.

Nestled in Capitol Hill, a vibrant inner-city neighborhood, you'II enjoy quick access to downtown, Confederation Park, SAIT, and the University of Calgary. With top-rated schools, trendy cafés, and easy transit options nearby, this is the ideal location for those who crave urban convenience while enjoying a peaceful, residential feel.

This home is the perfect blend of thoughtful design, premium upgrades, and unbeatable location. Book your private showing today!

#### Built in 2012

### **Essential Information**

MLS® # A2201619 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,853

Acres 0.07 Year Built 2012

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1613 17 Avenue Nw

Subdivision Capitol Hill

City Calgary
County Calgary
Province Alberta

Postal Code T2M0R8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Sauna, See Remarks

Appliances Dishwasher, Dryer, Microwave, Range Hood, Washer, Gas Range

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Balcony, Other, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance

Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 31

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.