

2007 17 Street NW
Calgary, Alberta

MLS # A2202662

\$708,888

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to your dream home in the amazing neighborhood of Capitol Hill. This brand-new, premium townhouse offers a blend of modern elegance and comfort, perfect for those seeking a high-end living experience. Featuring a spacious interior with over 1,800 square feet of living space, open-concept designs, high ceilings, and large windows that flood each room with natural light. The gourmet kitchen boasts quartz countertops, high end appliances, and custom cabinetry — ideal for both cooking enthusiasts and entertainers. Enjoy two Master bedrooms upstairs with luxury ensuites and large windows giving you views of downtown Calgary. The fully finished basement is luxurious and comes with a full wet bar and recreation room, plus a large bedroom and bathroom. Located just minutes from downtown Calgary, SAIT, U of C, Confederation Park, gourmet restaurants and coffee shops, and many other amenities. Embrace the ultimate urban lifestyle with the tranquility of a residential neighborhood.