

# \$1,180,000 - 2510 17 Street Nw, Calgary

MLS® #A2209901

**\$1,180,000**

4 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

If there is just one home, you want to see . . . then this is it. This newly built masterpiece nestled in the heart of Capitol Hill is situated on a 134-foot lot with an over-sized double garage that will fit a full size truck and is insulated, drywalled and painted (with builder exterior measurements of 27' 6" deep x 21' wide less the jog of 6' x 9' 6") and comes with a 200-amp panel to run an EV Charger. This home offers a seamless blend of exquisite design and unparalleled craftsmanship that will absolutely steal your heart. As you step inside, this custom crafted two-storey semi-detached home you will be greeted with a sense of understated luxury with its high-end finishes, large windows, and designer lighting. Entertain guests effortlessly in the open-concept living, dining and kitchen area, showcasing an accentuated feature wall, a stunning inset gas fireplace with full-height tile surround with convenient built-in millwork on either side. Moving into the heart of the home, the stunning chef's kitchen is a show-stopper featuring custom ceiling-height cabinetry, quartz countertops, an oversized island, and top-of-the line Jenn Air appliances. Tucked behind the kitchen, the mudroom offers functional storage for coats, boots and backpacks, keeping everyday clutter out of sight, while the discreet 2-piece stylish powder room with its moody finishings nicely rounds out the main level. But wait there is more . . . escape to the second level where luxury awaits in the form of



a magnificent private primary suite with its soaring vaulted ceiling and stunning accents. Pamper yourself in the luxurious ensuite, featuring in-floor heating, a free-standing soaker tub, dual sinks and an over-size stand-alone shower with a rain-shower head that is guaranteed to wash away any stress you carry into the shower with you. Two additional spacious bedrooms come with city views and spacious closets providing a comfortable haven, while a well-appointed laundry room makes household chores a breeze.

Then . . . there's the lower-level; featuring an entertaining haven showcasing a media/games room showcasing stylish finishes and a fully equipped wet bar. Additionally, there is a bedroom plus bath making it perfect for teenagers or guests.

Large patio doors provide a beautiful extension to the property where you can fire up the BBQ on the huge deck while watching the sun paint the sky. Conveniently situated, this exceptional home is surrounded by amenities, including highly regarded schools, parks, playgrounds and major roadways. Enjoy easy access to the University of Calgary, SAIT, Foothills Medical Centre, shopping and more, while being just steps away from the scenic beauty of Confederation Park.

Don't miss this rare opportunity to own a piece of luxury living in one of Calgary's most desirable neighbourhoods. It's the Key to the Lifestyle You've Always Dreamed of . . . Make it Yours!

Built in 2025

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2209901    |
| Price    | \$1,180,000 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,000                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2510 17 Street Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3S2           |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 3                                                             |
| Parking        | 220 Volt Wiring, Double Garage Detached, Insulated, Oversized |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                          |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                       |
| Cooling           | Rough-In                                                                                                                                |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle                                                                        |
| Construction    | Wood Frame                                                                             |
| Foundation      | Poured Concrete                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 68              |
| Zoning         | RC2             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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