

# \$799,900 - 1620 17 Avenue Nw, Calgary

MLS® #A2195888

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,872 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*\*Open House: Sunday, April 6th 1:00 PM â€“ 3:00 PM\*\***

Welcome to this stunning two-storey home in the heart of Capital Hill, where modern elegance meets everyday comfort. From the moment you step inside, you'll be captivated by the bright, open-concept layout, accentuated by soaring 9-foot ceilings and an abundance of natural light.

The gourmet kitchen is a chef's dream, boasting gleaming granite countertops, sleek ceiling-height cabinets, and top-of-the-line stainless steel appliances. Flowing seamlessly into the formal dining room and cozy living areaâ€”complete with a warm gas fireplace and premium in-ceiling speakersâ€”this space is perfect for both entertaining and relaxing evenings at home. A practical mudroom and convenient 2-piece bathroom round out the main floor.

Upstairs, discover your private sanctuary in the luxurious master suite, featuring a spa-like 5-piece ensuite and a spacious walk-in closet. Two additional generously sized bedrooms and a beautifully appointed 4-piece bathroom provide plenty of room for family, while the upstairs laundry room adds a thoughtful touch of convenience.

The fully developed basement offers even more space to entertain and unwind, with a stylish wet bar, beer and wine fridge, a large



bedroom, and another 4-piece bathroomâ€”ideal for guests or extended family. Ample storage ensures everything has its place.

Outside, the beautifully landscaped backyard is your own personal retreat, featuring a charming patio and deck area perfect for summer gatherings or quiet morning coffees.

Don't miss this incredible opportunity to own a home that truly has it all.

Built in 2011

### **Essential Information**

MLS® #	A2195888
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,872
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1620 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R7

### **Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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