

# \$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
----------------	---

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, 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	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.