

\$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

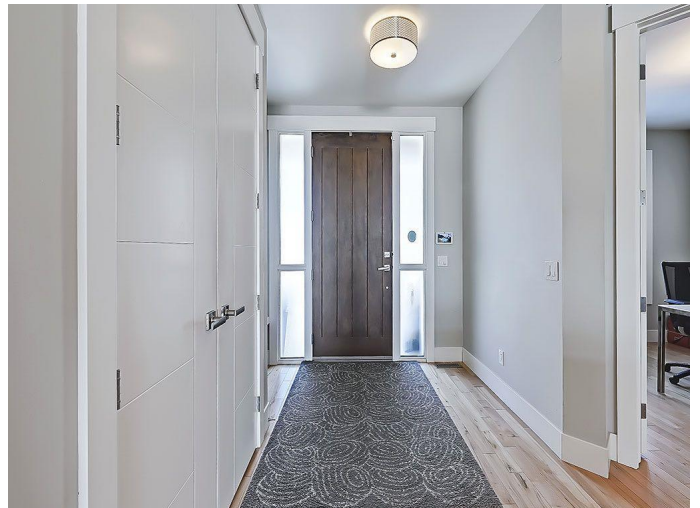
Welcome to this beautifully designed semi-detached infill in the highly sought-after community of Capitol Hill. Situated on a rare walk-out lot, this custom-built home offers breathtaking south-facing downtown views from the expansive back deck, creating the perfect setting for entertaining or unwinding.

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 garage—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'll 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 29
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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