

\$919,500 - 1613 17 Avenue Nw, Calgary

MLS® #A2201619

\$919,500

4 Bedroom, 4.00 Bathroom, 1,853 sqft
Residential on 0.07 Acres

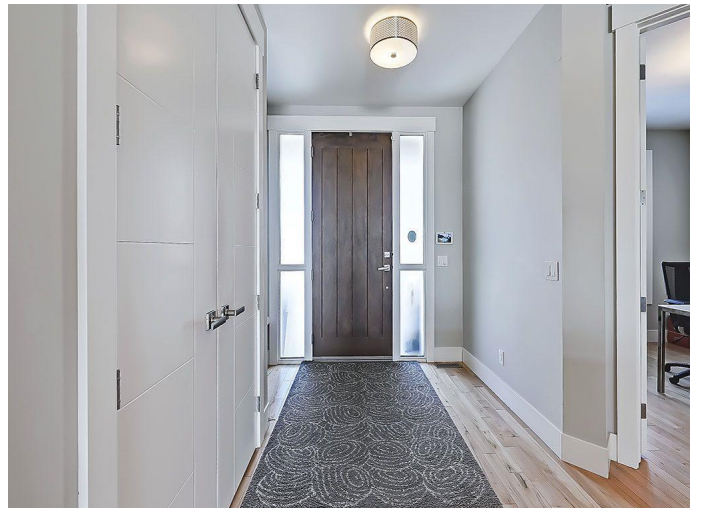
Capitol Hill, Calgary, Alberta

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, living room and primary bedroom; creating the perfect setting for entertaining or unwinding.

Step inside to soaring tall ceilings on the main floor, where a wall of windows floods the space with natural light. The inviting living room features a fireplace, seamlessly connecting to the chef's kitchen with upgraded stainless steel appliances, a gas range, and high-end finishes throughout. A spacious front den/office provides the perfect work-from-home space.

Upstairs, the luxurious primary suite boasts a spa-like ensuite, complete with a soaker tub, glass-enclosed shower, and dual vanity. Two additional kids' bedrooms, a full bathroom, and a convenient laundry room complete the second level.

The fully finished walk-out basement offers a fourth bedroom, full bathroom, a sauna, and a large recreation space, with direct access to the landscaped yard and covered patio. Additional highlights include central air-conditioning, in-floor heat in the basement, upgraded flooring, and premium stucco exterior.



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.

Don't miss this opportunity—schedule your private showing today!

Built in 2012

Essential Information

MLS® #	A2201619
Price	\$919,500
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, See Remarks, Sauna
Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer
Heating In Floor, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Exterior Entry

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
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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.