

2512 17A Street NW
Calgary, Alberta

MLS # A2341346



\$878,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: office desk/craft table/front porch bench/shelving in utility room & garage

Beautifully finished and ideally located, this spacious 2-storey home offers more than 2,200 sq. ft. of developed living space with 4 bedrooms and 4 bathrooms. Set in a highly desirable inner-city location, the home combines generous living areas, a functional layout and a lovely private yard. A welcoming west-facing front porch adds to the home's curb appeal and provides a great place to relax and enjoy the afternoon and evening sun. Step inside to a bright main level featuring a well-appointed kitchen with granite breakfast bar and corner pantry. The kitchen overlooks the sunken living room, where coffered ceilings, large windows and a gas fireplace create a warm and inviting gathering space. A den at the front of the home works beautifully as an office or flex room, and main-floor laundry adds everyday convenience. The upper level offers three comfortable bedrooms. The spacious primary bedroom features two closets along with its own 3-piece ensuite and tiled shower. Two additional bedrooms and a full 4-piece bathroom complete this level. Downstairs, the fully finished basement provides plenty of additional room for family and guests. A large recreation/family room features a second gas fireplace and attractive built-in maple shelving, while a fourth bedroom and full bathroom make this level especially versatile for older children, visitors or extended family. The outdoor space is equally appealing, with a private, fully fenced backyard, exposed aggregate patio and walkway, and a double detached garage. The location is hard to beat, with Confederation Park, Canmore Park and Confederation Park Golf Course just steps away. SAIT, the University of Calgary, schools, shopping, transit and downtown are all easily accessible. A beautifully finished home with plenty of space inside and out, all in an exceptional inner-city location.