

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

MLS® #A2201619

**\$919,500**

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

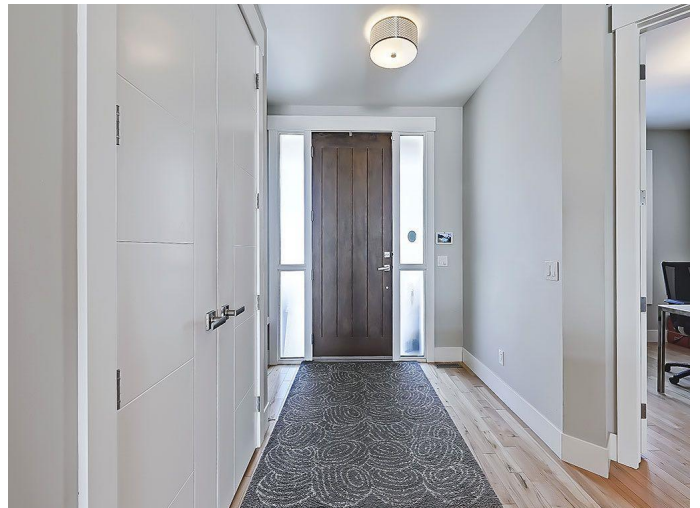
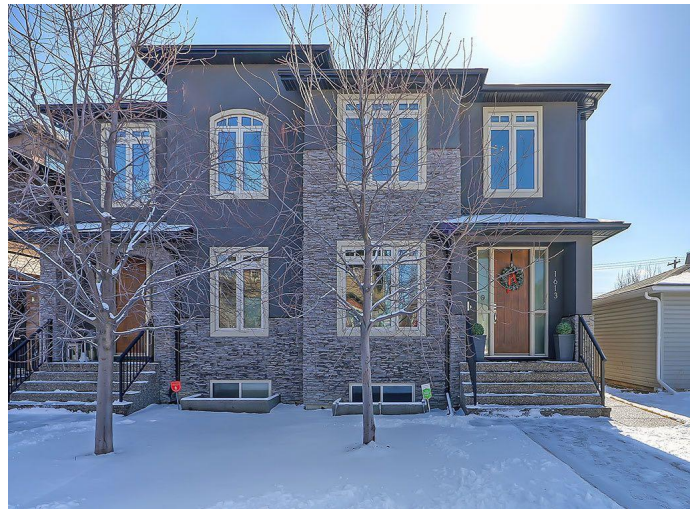
Capitol Hill, Calgary, Alberta

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
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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

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