

# \$1,190,000 - 2512 17 Street Nw, Calgary

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MLS® #A2211816

**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 2,003 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

If there is just one home, you want to see . . . then this is it. This new-build masterpiece currently under construction is nestled in the heart of Capitol Hill and is situated on a 134-foot lot and offers a seamless blend of exquisite design and unparalleled craftsmanship that will absolutely steal your heart.

As you step inside, this custom crafted two-storey semi-detached home you will be greeted with a sense of understated luxury with its high-end finishes, large windows, and designer lighting. Entertain guests effortlessly in the open-concept living, dining and kitchen area, showcasing an accentuated feature wall, a stunning inset gas fireplace with full-height tile surround with convenient built-in millwork on either side.

Moving into the heart of the home, the stunning chef's kitchen is a show-stopper featuring custom ceiling-height cabinetry, quartz countertops, an oversized island, and top-of-the line Jenn Air appliances. Tucked behind the kitchen, the mudroom offers functional storage for coats, boots and backpacks, keeping everyday clutter out of sight, while the discreet 2-piece stylish powder room with its moody finishings nicely rounds out the main level.

But wait there is more . . . escape to the second level where luxury awaits in the form of a magnificent private primary suite with its soaring vaulted ceiling and stunning accents. Pamper yourself in the luxurious ensuite,



featuring in-floor heating, a free-standing soaker tub, dual sinks and an over-size stand-alone shower with a rain-shower head that is guaranteed to wash away any stress you carry into the shower with you. Two additional spacious bedrooms come with city views and spacious closets providing a comfortable haven, while a well-appointed laundry room makes household chores a breeze.

Then . . . there's the lower-level; featuring an entertaining haven showcasing a media/games room showcasing stylish finishes and a fully equipped wet bar. Additionally, there is a bedroom plus bath making it perfect for teenagers or guests.

Large patio doors provide a beautiful extension to the property where you can fire up the BBQ on the huge deck while watching the sun paint the sky. Don't forget to check out the insulated, drywalled and painted over-sized double garage (with builder exterior measurements of 27' 6" deep x 21' wide less the jog of 6' x 9' 6") and comes with a 200-amp panel to run an EV Charger.

Conveniently situated, this exceptional home is surrounded by amenities, including highly regarded schools, parks, playgrounds and major roadways. Enjoy easy access to the University of Calgary, SAIT, Foothills Medical Centre, shopping and more, while being just steps away from the scenic beauty of Confederation Park.

Don't miss this rare opportunity to own a piece of luxury living in one of Calgary's most desirable neighbourhoods. It's the Key to the Lifestyle You've Always Dreamed of . . . Make it Yours!

Built in 2025

## Essential Information

MLS® #	A2211816
Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2512 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S2

## Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	5
Zoning	RC2

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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