

# \$699,000 - 2007 17 Street Nw, Calgary

MLS® #A2202662

**\$699,000**

3 Bedroom, 4.00 Bathroom, 1,327 sqft  
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Welcome to your dream home in the amazing neighborhood of Capitol Hill. This brand-new, premium townhouse offers a blend of modern elegance and comfort, perfect for those seeking a high-end living experience. Featuring a spacious interior with over 1,800 square feet of living space, open-concept designs, high ceilings, and large windows that flood each room with natural light. The gourmet kitchen boasts quartz countertops, high end appliances, and custom cabinetry – ideal for both cooking enthusiasts and entertainers. Enjoy two Master bedrooms upstairs with luxury ensuites and large windows giving you views of downtown Calgary. The fully finished basement is luxurious and comes with a full wet bar and recreation room, plus a large bedroom and bathroom. Located just minutes from downtown Calgary, SAIT, U of C, Confederation Park, gourmet restaurants and coffee shops, and many other amenities. Embrace the ultimate urban lifestyle with the tranquility of a residential neighborhood.



Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2202662  |
| Price     | \$699,000 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,327         |
| Acres          | 0.14          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2007 17 Street Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1B5           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator                                                                                                    |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Electric, Great Room                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Rain Gutters |
|-------------------|--------------------------------|

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Back Lane, Corner Lot     |
| Roof            | Asphalt Shingle           |
| Construction    | Stone, Stucco, Wood Frame |
| Foundation      | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 88               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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