$1,180,000 - 2510 17 Street Nw, Calgary

MLS® #A2236376

$1,180,000
4 Bedroom, 4.00 Bathroom, 2,000 sqft
Residential on 0.01 Acres

Capitol Hill, Calgary, Alberta

If there is just one home, you want to see . . . then this is it! This newly built masterpiece nestled in the heart of Capitol Hill is situated on a 134-foot lot with an over-sized double garage that will fit a full-size truck & is insulated, drywalled & painted (as per builder exterior measurements of 27â€™ 6â€• deep x 21â€™ wide less the jog of 6â€™ x 9â€™6â€•) & comes with a 200-amp panel to run an EV Charger. This gorgeous home offers a seamless blend of exquisite design & unparalleled craftsmanship that will absolutely steal your heart. As you step inside, this custom crafted home you will immediately feel the sense of understated luxury with its high-end finishes, expansive windows, & designer lighting. Entertain guests effortlessly in the open-concept living, dining & kitchen area, showcasing an accentuated feature wall, a stunning inset gas fireplace with full-height tile surround & custom built-ins. Moving into the heart of the home, the stunning chefâ€™s kitchen is show-stopper featuring custom ceiling-height cabinetry, a pantry, quartz countertops, an oversized island, & top-of-the line Jenn Air appliances. Whether hosting friends or prepping family meals, this kitchen delivers on all fronts. Tucked in behind the kitchen, the mudroom offers functional storage for coats, boots & 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 to the luxurious primary suite retreat, complete with its soaring vaulted ceilings & stunning accents. Pamper yourself in the luxurious spa-like ensuite featuring in-floor heating, a freestanding soaker tub, dual sinks, & an over-size stand-alone shower with a rain-shower head that is guaranteed to leave you totally refreshed. Two additional spacious bedrooms come with city views & spacious closets providing a comfortable haven, while a well-appointed laundry room makes household chores a breeze. Then . . . there is the lower-level; featuring an entertaining haven showcasing a media/games room with its stylish finishes & a fully equipped wet bar. Additionally, there is a fourth bedroom with walk-in closet plus a bathroom making this the perfect space for teens, guests or a home office setup. 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. Conveniently situated, this exceptional home is surrounded by amenities, including highly regarded schools, playgrounds & easy access to major roadways. Enjoy the convenient access to the U of C, SAIT, Foothills Medical Centre, shopping & 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 Your Key to the Lifestyle You've Always Dreamed Of . . . Make it Yours!

Built in 2025

Essential Information

MLS® #	A2236376
Price	$1,180,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2510 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S2

Amenities

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

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Bar, Bookcases, High Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance

	Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	30
Zoning	H-GO

Listing Details

Listing Office	Real Estate Professionals Inc.

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