

# \$899,900 - 1613 17 Avenue Nw, Calgary

MLS® #A2201619

**\$899,900**

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

Capitol Hill, Calgary, Alberta

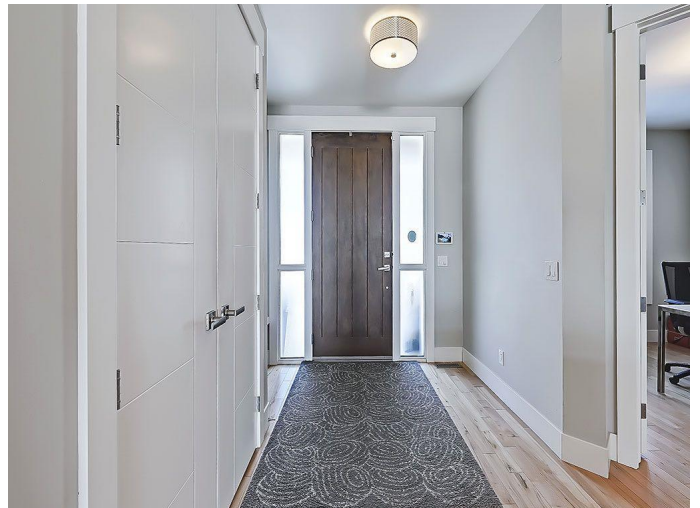
Welcome to this beautifully designed semi-detached infill in the highly sought-after community of Capitol Hill. Situated on a rare walk-out lot, this custom-built home offers breathtaking south-facing downtown views from the expansive back deck, creating the perfect setting for entertaining or unwinding.

Built with every detail in mind, this home features 9-foot ceilings on all three levels, an irrigation system, solid maple hardwood floors, and a drywalled and insulated garage—ready for year-round use and extra storage.

The main floor boasts a bright, open layout with a wall of windows at the rear, flooding the space with natural light. A cozy fireplace anchors the living room, while the adjacent chef's kitchen features upgraded stainless steel appliances, a gas range, and high-end cabinetry and finishes. A large front den/office provides a perfect work-from-home setup.

Upstairs, the luxurious primary suite impresses with a spa-like ensuite, complete with a steam shower, soaker tub, dual vanity, and premium fixtures. Two additional kids' bedrooms, a full bathroom, and a dedicated laundry room complete the upper level.

The fully finished walk-out basement includes a fourth bedroom, a full bathroom, and a spacious recreation area with direct access to the covered patio and landscaped yard.



In-floor heating keeps the lower level cozy through the winter, and central A/C keeps the whole home comfortable in the summer.

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.

This home is the perfect blend of thoughtful design, premium upgrades, and unbeatable location. Book your private showing today!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2201619               |
| Price          | \$899,900              |
| 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  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, Sauna, See Remarks  
Appliances Dishwasher, Dryer, Microwave, Range Hood, Washer, Gas Range  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### **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  
Days on Market 30  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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