



1104 17 Avenue Calgary Alberta

\$899,000

open house june 30, 2-4pm, Please check the link for " 3D tour"! Conveniently located in the stylish Capitol Hill community, this home offers a luxurious lifestyle with 4 bedrooms, 3.5 bathrooms, a fully finished basement, a home office, air conditioning, built-in speakers throughout, Hunter Douglas blinds, and luxury vinyl plank flooring. The practical mudroom off the back entry leads to a heated, insulated double-car garage. The inviting covered front porch opens into an open-concept entrance with a study nook featuring a built-in bookcase and desk. The contemporary gourmet kitchen is outfitted with Caesarstone quartz counters, a glass backsplash, a large center island, and stainless steel appliances, all seamlessly integrated with the spacious formal dining room. The upper level features a primary bedroom with a walk-in closet, vaulted ceilings, and a luxurious ensuite with double vessel sinks, a deep soaker tub, and an oversized separate shower. Two additional bedrooms, another full bathroom, and a convenient laundry room complete the floor plan. The finished lower level includes a fourth bedroom, a full bathroom, a playroom/office, and a great rec room with a gas fireplace, built-in cabinets, and a bar area. Walking distance to SAIT, Confederation Park, downtown, grocery stores, coffee shops, and restaurants. King George French Immersion K-6 school is just 400 meters away, and Crescent Heights High School, which accepts international students, is less than a 5-minute drive. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own--schedule a viewing today! (id:6769)

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|---|---|
| Bedroom 7.75 Ft x 9.50 Ft | Other 8.17 Ft x 4.33 Ft |
| Recreational, Games room 17.75 Ft x 9.83 Ft | Other 4.33 Ft x 16.50 Ft |
| Family room 9.08 Ft x 14.83 Ft | 2pc Bathroom Measurements not available |
| 4pc Bathroom Measurements not available | Primary Bedroom 11.92 Ft x 16.00 Ft |
| Kitchen 12.58 Ft x 13.25 Ft | Bedroom 7.00 Ft x 11.58 Ft |
| Living room 11.25 Ft x 10.83 Ft | Bedroom 10.58 Ft x 10.00 Ft |
| Dining room 11.83 Ft x 11.67 Ft | Other 7.17 Ft x 7.00 Ft |
| Office 9.00 Ft x 10.00 Ft | Laundry room 5.17 Ft x 6.83 Ft |

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Homecare Realty Ltd.

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Other 8.92 Ft x 3.42 Ft
Other 4.75 Ft x 6.25 Ft

5pc Bathroom Measurements not available