



2411 17 Street Calgary Alberta

\$799,900

WELCOME TO THIS ONE OF A KIND CAPITOL HILL LOCATION / AIRBNB FRIENDLY / GREAT OPPORTUNITY TO LIVE IN THIS WELL APPOINTED END UNIT / THIS 3 + 2 BEDROOM HOME IS CLOSE TO EVERYTHING YOU NEED / SAIT / BANFF TRAIL & LIONS PARK C TRAIN STATION / NORTH HILL MALL / CONFEDERATION PARK / U OF C/ GOLF COURSE / HOSPITALS / SEVERAL HIGH RANKING SCHOOLS / THE HOME HAS ITS OWN PRIVATE DRYWALLED GARAGE WITH 8 FT HIGH DOOR / THE MAIN LEVEL OF THIS HOME HAS 10 FT CEILINGS WITH 9 FT IN THE UPPER LEVEL/ THE MAIN LEVEL IS COMPLIMENTED WITH ENGINEERED HARDWOOD FLOORS AND BEAUTIFUL TILE-WORK THROUGHOUT / HIGH END STAINLESS STEEL APPLIANCES (KITCHENAID) / QUARTZ COUNTERTOPS / HIGH END KITCHEN CABINETS / GORGEOUS FIREPLACE ON MAIN / SOUND SYSTEM THRUOUT / UPGRADED LIGHTING PACKAGE / SPACIOUS PRIMARY BEDROOM WITH BALCONY AND UNIQUE TRAYED CEILING / 5 PIECE LUXURY ENSUITE THAT FEATURES HEATED FLOOR / A 2 PERSON JETTED TUB & LARGE TILED SHOWER / 2 SKYLIGHTS / THE BASEMENT IS FULLY DEVELOPED WITH REC ROOM, WET BAR & FIREPLACE PLUS 2 ADDITIONAL BEDROOMS / PLEASE NOTE THIS ILLEGAL SUITE HAS A SEPARATE LOCKABLE ENTRANCE AND HAS BEEN AIRBNB FRIENDLY FOR SEVERAL YEARS MORE DETAILS CAN BE SUPPLIED UPON REQUEST / THE EXTERIOR IS INCREDIBLY LOW MAINTENANCE & FEATURES YOUR OWN PRIVATE SPRINKLER SYSTEM. (id:6769)

Primary Bedroom 19.83 Ft x 13.58 Ft
Laundry room 7.25 Ft x 4.83 Ft
Bedroom 10.75 Ft x 10.17 Ft
Bedroom 12.33 Ft x 10.75 Ft
5pc Bathroom 12.42 Ft x 9.67 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
4pc Bathroom 4.92 Ft x 9.50 Ft
Breakfast 4.00 Ft x 6.92 Ft

Bedroom 11.33 Ft x 14.67 Ft
Bedroom 12.17 Ft x 14.08 Ft
Great room 18.50 Ft x 19.25 Ft
Other 9.25 Ft x 5.50 Ft
2pc Bathroom 8.83 Ft x 3.17 Ft
Kitchen 10.17 Ft x 13.25 Ft
Dining room 15.50 Ft x 11.75 Ft
Living room 20.08 Ft x 12.50 Ft

Listing Presented By:



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<http://arnettrealestate.com>



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