



## 2708 17A Street Calgary Alberta

\$1,139,000

Hello, Gorgeous! Discover modern elegance in this brand-new, never-lived-in 5-bedroom luxury infill duplex nestled on a quiet cul-de-sac in the highly sought-after community of Capitol Hill. Boasting 1,962 SQFT above grade plus a fully developed 926 SQFT basement, this home is designed for those who appreciate sophisticated living, functional design, and an unbeatable location. This thoughtfully designed home features a spacious layout with three bedrooms upstairs and two additional bedrooms in the fully finished basement. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a gas cooktop, built-in oven and microwave, and an expansive kitchen island with hidden storage, perfect for entertaining. The dining area is anchored by an electric fireplace, creating a warm and inviting ambiance, while the adjacent living room offers a comfortable setting for relaxation. A functional mudroom at the back entrance keeps the home organized and provides direct access to the double detached garage. Upstairs, the luxurious primary suite features a walk-in closet with built-in organization and a spa-inspired ensuite complete with a soaker tub and a standalone glass shower. Two additional bedrooms, each generously sized, are connected by a stylish Jack and Jill bathroom, while the upper-level laundry room, complete with quartz countertops and additional storage, adds to the convenience of this level. The fully developed basement provides even more space, featuring a large recreation room with a wet bar, perfect for hosting gatherings or unwinding after a long day. Two additional bedrooms and a well-appointed four-piece bathroom make this level an ideal space for guests or additional family members. Located in the heart of Capitol Hill, this home offers the perfect balance between urban living and a peaceful retreat. Situated just steps from Confederation Park, resid...

Bedroom 11.00 Ft x 10.25 Ft

Bedroom 11.17 Ft x 9.50 Ft

Furnace 5.83 Ft x 14.25 Ft

Kitchen 10.08 Ft x 8.83 Ft

Recreational, Games room 13.08 Ft x 13.67 Ft

4pc Bathroom 8.00 Ft x 7.67 Ft

Dining room 14.75 Ft x 16.58 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft

Foyer 12.33 Ft x 6.58 Ft

Office 10.08 Ft x 8.25 Ft

Primary Bedroom 13.75 Ft x 15.08 Ft

5pc Bathroom 8.00 Ft x 19.17 Ft

a

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.taramolina.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 14.67 Ft x 9.83 Ft

Other 7.08 Ft x 6.92 Ft

Kitchen 7.58 Ft x 17.92 Ft

Bedroom 10.17 Ft x 10.58 Ft

4pc Bathroom 8.08 Ft x 7.83 Ft

Bedroom 12.67 Ft x 15.00 Ft