



2710 17A Street Calgary Alberta

\$1,139,000

Hello, Gorgeous! Discover luxury living in the heart of Capitol Hill with this brand new, never-lived-in 5 bedroom infill duplex situated on a cul-de-sac. This spacious home features 1947 SQFT above plus an additional 920 SQFT basement of fully developed space. With three bedrooms upstairs and two downstairs, makes it perfect for families or those seeking extra space. Enjoy the vibrant community, close to parks, schools, and local amenities, all while being just a short drive from downtown Calgary. As you enter, you're greeted by a welcoming front foyer with a large closet, and a stunning open to below front room setting the tone for the stylish interior. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a gas cooktop, stainless steel appliances, a built-in oven and microwave. The expansive kitchen island, designed for entertaining, comfortably seats six and includes hidden cabinets for added storage and convenience. The dining area is anchored by an electric fireplace, creating a cozy atmosphere, while the adjacent living room offers an inviting setting for relaxation. A functional back door mudroom helps keep your home organized and tidy if entering from the backyard and double detached garage. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet that features built-in organization. The ensuite bath is designed for relaxation, equipped with a soaker tub and a standalone glass shower. Two additional bedrooms can be found on the upper level with a Jack and Jill bathroom connecting one of the bedrooms to the main bath. Your laundry pair with a quartz countertop and additional storage makes laundry day a breeze. The fully finished basement adds even more living space, featuring two additional bedrooms, a well-appointed 4-piece bath, and a recreation room that's perfect for entertaining or unwindin...

4pc Bathroom 8.00 Ft x 7.67 Ft

Bedroom 10.83 Ft x 10.25 Ft

Bedroom 10.92 Ft x 9.50 Ft

Recreational, Games room 12.83 Ft x 22.17 Ft

Other 4.75 Ft x 10.25 Ft

Furnace 5.67 Ft x 14.17 Ft

Living room 14.67 Ft x 9.83 Ft

Other 7.17 Ft x 9.42 Ft

Office 9.08 Ft x 8.25 Ft

4pc Bathroom 8.00 Ft x 7.67 Ft

5pc Bathroom 8.00 Ft x 18.92 Ft

Bedroom 12.67 Ft x 15.00 Ft

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2pc Bathroom 5.42 Ft x 4.92 Ft
Dining room 11.17 Ft x 16.50 Ft
Foyer 13.17 Ft x 6.42 Ft
Kitchen 11.17 Ft x 18.00 Ft

Bedroom 10.25 Ft x 10.50 Ft
Primary Bedroom 13.83 Ft x 15.08 Ft
Other 12.00 Ft x 5.00 Ft