

# \$614,900 - 2, 1331 17 Avenue Nw, Calgary

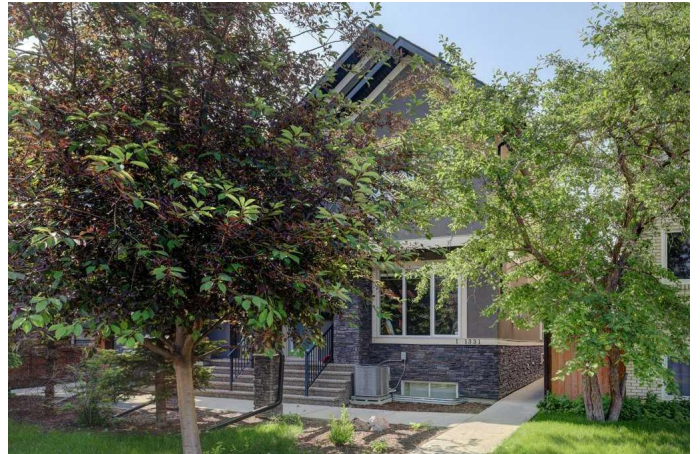
MLS® #A2232469

**\$614,900**

3 Bedroom, 4.00 Bathroom, 1,331 sqft  
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Stylish and modern townhome featuring a bright, open-concept floor plan and contemporary finishes throughout. With over 1,900 square feet of developed living space, this home offers comfort, functionality, and exceptional design in a central location. The main floor impresses with a spacious kitchen boasting granite countertops, stainless steel appliances, a large island, and abundant storage. Seamlessly flowing into the dining and living areas, where a gas fireplace with custom built-ins creates a warm, inviting atmosphere. A large window floods the space with natural light, highlighting the home's elegant neutral tones. Upstairs, are two generously sized bedrooms, each with its own private ensuite—ideal for guests, a luxurious primary retreat or a home office. The fully finished basement offers additional versatility with a third bedroom featuring a large window and walk-in closet, a rec room, and a full 4-piece bath—perfect for extended family, media space or a home gym. Outside, enjoy the convenience of a detached single garage and low-maintenance yard. This home is perfectly positioned just steps from green spaces and provides quick access to SAIT, the University of Calgary, Foothills Hospital, and a short commute to downtown or a weekend escape to the mountains. Whether you're a professional or small family, this turnkey townhome offers the ideal blend of location, style, and space.



Built in 2013

## Essential Information

MLS® #	A2232469
Price	\$614,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,331
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	2, 1331 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R2

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	6
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Solutions
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