

# \$975,000 - 2530 17 Street Nw, Calgary

MLS® #A2227531

**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Welcome to this stunning 4-bedroom, 4-bathroom semi-detached home in the heart of Capitol Hill - one of Calgary's most sought-after inner-city communities.

Thoughtfully designed and beautifully finished, this home effortlessly blends contemporary style with everyday functionality. Inside, you'll find a spacious light-filled living room that seamlessly connects to the dining room.

The bright airy kitchen is perfect for both entertaining and day to day living and features sleek cabinetry, premium appliances, and designer finishes throughout. Upstairs, you'll discover three generously sized bedrooms—including a serene primary retreat

complete with a spa-inspired ensuite. Enjoy the luxurious comfort of in-floor heating in all upstairs bathrooms for those chilly Calgary mornings and a primary walk in closet that is large and full of natural light. The fully finished basement offers even more space to relax or host, with a massive rec room, guest bedroom, full bathroom, wet bar, plenty of storage, AND heated floors that add an extra layer of coziness. The homeowners have taken every step to ensure this home is not only comfortable but safe as well by installing a fully functioning radon mitigation system that gives peace of mind to any buyer. Located just steps from Confederation Park, highly-rated schools, shopping, and transit, this home delivers the perfect balance of lifestyle and convenience. Whether you're growing a family or looking to settle into a vibrant, established



neighbourhood, this Capitol Hill gem is ready to welcome you home.

Built in 2016

### Essential Information

MLS® #	A2227531
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2530 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3S2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Stove, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.