

\$999,900 - 2530 17 Street Nw, Calgary

MLS® #A2227531

\$999,900

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 | \$999,900 |
| 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 | 11 |
| 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.