

# \$619,900 - 2731 17a Street Nw, Calgary

MLS® #A2255493

**\$619,900**

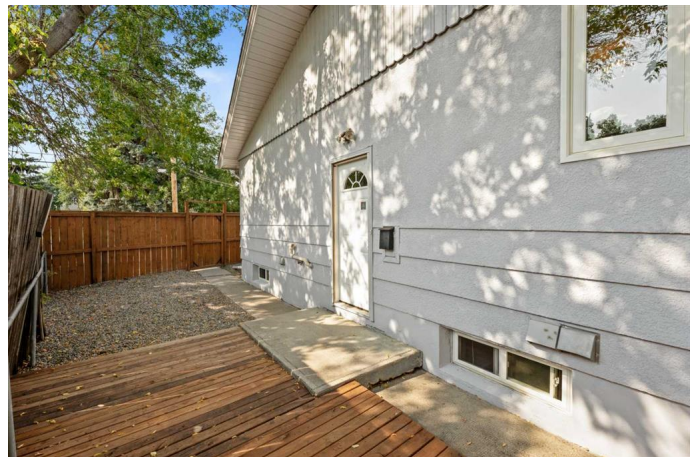
4 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

The secondary unit has been upgraded, inspected and REGISTERED AS SAFE by the city's strict guidelines! OPEN HOUSE - SUN. SEPT 14 2-4:30 PM! Located on a quiet cul-de-sac, One house away from the beautiful Confederation Park trails and Golf Course and a ten minute walk to the U-Calgary and the Banff Trail LRT! This amazing location allows fast access to downtown, North Hill shopping center, Kensington shopping, McMahon Stadium, Foothills Hospital and much more. A nicely upgraded bungalow half duplex that boasts a 2 bedroom basement unit (perfect for students) and a bright 2 large bedroom main floor on one of Calgary's most gorgeous tree lined inner city streets. \$10,000 was spent by the current owner to completely upgrade the sewer system and clear it of any tree root problems in the future. Fresh paint, newer flooring and windows make this a MOVE-IN ready duplex - perfect for a young family or anyone wishing to take advantage of mortgage helper rental in the separate entrance basement unit (that also includes separate laundry and a dishwasher)!. In addition, the backyard has a spacious FOUR CAR parking pad that also could be used to supplement your income! But the biggest bonus of this home is the gorgeous walkways right out your back door. This is best inner city home you'll find at a very modest price!

Built in 1959



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255493               |
| Price          | \$619,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 925                    |
| Acres          | 0.08                   |
| Year Built     | 1959                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2731 17a Street Nw |
| Subdivision | Capitol Hill       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M3S9             |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows                                                                                                              |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave Hood Fan, Range Hood, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                         |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                          |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Greenbelt, Irregular Lot, Level, Low |

|              |                                                               |
|--------------|---------------------------------------------------------------|
|              | Maintenance Landscape, On Golf Course, Street Lighting, Treed |
| Roof         | Asphalt Shingle                                               |
| Construction | Stucco, Wood Frame                                            |
| Foundation   | Poured Concrete                                               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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