

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

MLS® #A2255493

\$619,900

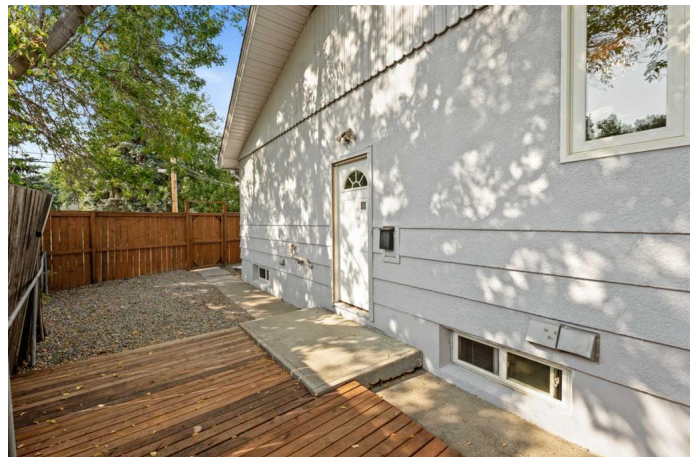
4 Bedroom, 2.00 Bathroom, 925 sqft

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, Irregular Lot, Level, Low

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

Additional Information

Date Listed	September 10th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.