

# \$885,000 - 2510 17a Street Nw, Calgary

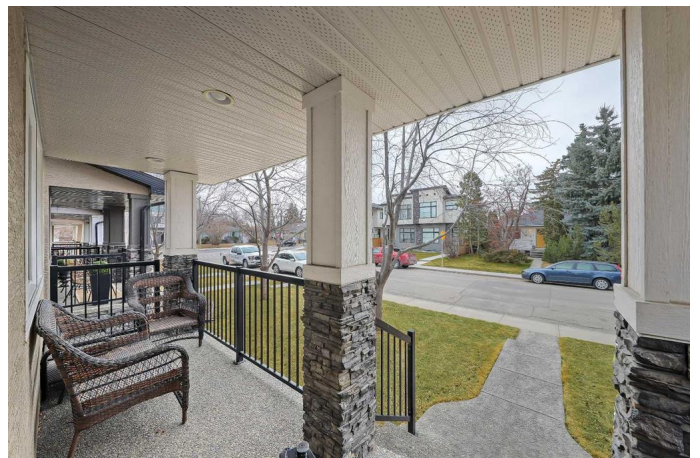
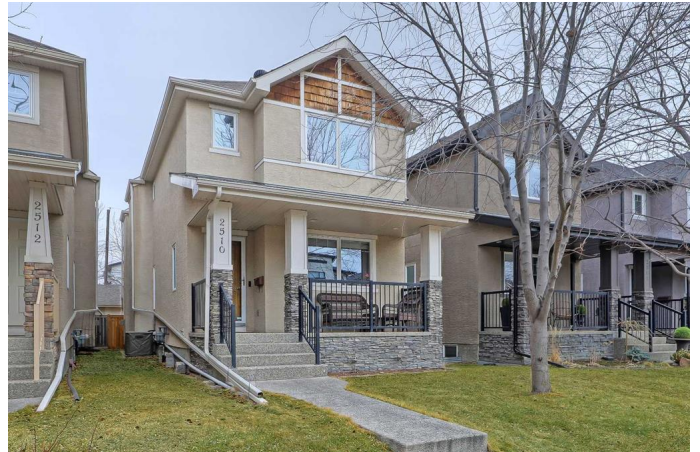
MLS® #A2203604

**\$885,000**

4 Bedroom, 4.00 Bathroom, 1,632 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Tucked into a quiet street in CAPITOL HILL, this warm and welcoming TWO-STOREY, 4-BED home blends timeless design with modern comfort. From the charming front veranda to the sunny backyard, every inch of this home is inviting and functional. Step inside to a tiled foyer with great flow and sight lines through the main level. Just off the entry, there's a bright FLEX ROOM that works beautifully as an office, playroom, or studio space. The hallway opens to a thoughtfully designed kitchen featuring GRANITE countertops, stainless steel appliances, loads of cabinet space, a corner pantry, and a large island with seating. Whether you're meal-prepping or hosting friends, this is a space that just works. The dining area flows right into the cozy, sunken living room – a subtle change in elevation that creates a vibe all its own. It's anchored by a GAS FIREPLACE with a custom wood mantel and tile surround, giving it just the right amount of warmth and character & the coffered ceiling adds further elegance to the space. Tucked around the corner on the main floor is a convenient LAUNDRY ROOM with upper cabinets, plus a 2-PIECE POWDER ROOM for guests – both practical features that make everyday life easier. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with 2 WALK-IN CLOSETS and a private ensuite featuring a soaker tub, separate shower, and dual sinks. The two secondary bedrooms share a



well-appointed 4-PIECE MAIN BATHROOM with a granite vanity and tub/shower combo â€” perfect for kids, guests, or roommates. Thereâ€™s also a clever BUILT-IN DESK AREA on the upper landing â€” ideal for homework or work-from-home needs. The fully finished basement adds major bonus space with new carpet installed in 2022, a large family room, fourth bedroom, and a full 4-piece bath â€” think movie nights, sleepovers, or a private guest zone. Storage is tucked away smartly, and thereâ€™s no shortage of room to spread out. The east-facing backyard is fully fenced, landscaped & super private, complete with a patio for summer BBQs under the trees. Thereâ€™s also a DOUBLE DETACHED FULLY FINISHED GARAGE with BUILT-IN STORAGE & a drainage system, accessed from the back lane. Location-wise, youâ€™re in the heart of it all. Youâ€™re walking distance to Confederation Park, minutes from SAIT, U of C, and Foothills Hospital, and in the catchment for Capitol Hill School, St. Joseph Elementary/Junior High, and close to William Aberhart High School. Grab brunch at Edelweiss Village, coffee at Weeds CafÃ©, or hit The Dandelion or 4th Spot Kitchen for dinner. North Hill Centre and the LRT are right nearby, plus you're only 10 minutes to downtown. Whether you're commuting, biking the paths, or strolling to brunch â€” this is inner-city living with a true neighbourhood feel. This home has been well maintained with a newer furnace, hot water tank & AC. It is move in ready & delivers space, warmth, and everyday functionality in one of Calgaryâ€™s most walkable communities. Youâ€™re going to love it here!

Built in 2005

## Essential Information

MLS® #

A2203604

|                |             |
|----------------|-------------|
| Price          | \$885,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,632       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2510 17a Street Nw |
| Subdivision | Capitol Hill       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2M 3S2            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding                       |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 7                |
| Zoning         | R-C2             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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