

# \$609,900 - 2721 17 Street Nw, Calgary

MLS® #A2240685

**\$609,900**

3 Bedroom, 2.00 Bathroom, 898 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this immaculate mid-century home that perfectly blends timeless charm with fresh, modern upgrades â€” ideal for young professionals, first-time buyers, hospital staff, students, or anyone looking for a quick commute downtown!

Step inside to find a completely renovated kitchen featuring sleek Quartz countertops, trendy hexagon marble backsplash, matching KitchenAid appliances, and updated flooring â€” ready for late-night study sessions or hosting your next dinner party. The sun-drenched living room boasts smooth, high ceilings and a cozy wood-burning fireplace, west-facing bedrooms bathe in natural light all day long.

The renovated basement (2020) offers a welcoming space for guests, roommates, or a home office, complete with newer carpet, a fully updated bathroom with marble and subway tile, modern vanity, new plumbing, and a stacked washer/dryer.

Outside, enjoy a private, fenced backyard with mature Apple and Crab Apple trees, perfect for a summer hangout or quiet morning coffee.

Lots of parking in the back! Additional updates include a new 40-gallon water tank (2020), electrical panel (2013), new interior and exterior doors, and 5-inch baseboards throughout.

Located just 3 doors from Confederation Park and its endless pathways, you're steps away from nature and minutes from downtown, SAIT, U of C, and the Foothills &



Children’s Hospitals. Capitol Hill is one of Calgary’s most vibrant inner-city neighborhoods – known for its active community vibe, walkability, and easy access to transit, schools, and amenities. Whether you're buying your first home, upsizing for more space, or investing in a flexible layout with income potential – this home checks all the boxes.

Built in 1959

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240685               |
| Price          | \$609,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 898                    |
| Acres          | 0.07                   |
| Year Built     | 1959                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2721 17 Street Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3S5           |

Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 2                               |
| Parking        | On Street, Parking Pad, Outside |

Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | High Ceilings, See Remarks |
|-------------------|----------------------------|

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating         | Forced Air                                              |
| Cooling         | None                                                    |
| Fireplace       | Yes                                                     |
| # of Fireplaces | 1                                                       |
| Fireplaces      | Wood Burning                                            |
| Has Basement    | Yes                                                     |
| Basement        | Finished, Full                                          |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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