



\$ 1,299,900.00

## 1110 17 AVENUE NW CALGARY

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Bright. Clean. Crisp. European styling and an open floorpan! Built by a reputable, quality builder, Manor House Crafted Homes with full New Home Warranty provided by Travelers. ONLY 5 mins to Kensington or downtown and centrally located to access everywhere else in Calgary. Get back to entertaining while feeling inspired...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1151386

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 19:06:13

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/02/21

**Lot size:** 4499 sq ft

**Year built:** 2021

**Parking:** Alley Access, Oversized, Triple  
Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet, Ceramic Tile, Hardwood, Tile

**Utilities:** Electricity Connected, Natural Gas  
Connected, Fiber Optics Available, Garbage  
Collection, Sewer Connected, Underground  
Utilities, Water Connected

**Exterior Features:**

Barbecue, Lighting, Private Yard

**Electric:** 200+ Amp Service

**Total Parking:** 5

**Water Source:** Public

**Community Features:** Schools  
Nearby, Playground, Sidewalks, Street  
Lights, Shopping Nearby

**Fencing:** Fenced

**District:** CAL Zone CC



**Cooling:** Other

**Interior Features:** Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Sauna,See Remarks,Smart Home,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Data

**Lot Features:** Back Lane,Low Maintenance Landscape,Many Trees,Rectangular Lot

**Roof Type:** Metal

**Heating Type:** High Efficiency,In Floor,Forced Air,Natural Gas

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup

**Zoning:** R-CG

**Transaction Type:** For Sale

**Lot Dim Info:** 37.5 x 120 feet

**List Price Square Foot:** \$ 603.48

**Title Land:** Fee Simple

**Photo Count:** 36

**Rooms Above Grade:** 6

**Unit Exposure:** S

**Construction Materials:** Composite Siding,Wood Frame,Wood Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 11.41M 37`5"

**Appliances:** Built-In Refrigerator,Dishwasher,ENERGY STAR Qualified Appliances,Garburator,Gas Water Heater,Humidifier,Microwave,Range,Range Hood

**Living Area SF:** 2154.00

**Subdivision Name:** Capitol Hill



**Structure Type:** House

**Lot Size Acres:** 0.10

**Restrictions:** None Known

