



\$ 609,000.00

## 1634 17 AVENUE NW CALGARY

<https://paulbrinton.com>

A beautiful home in the heart of Capitol Hill with unique design features & lots of upgrades. The main floor is stunning with multi-level design including HARDWOOD floors, NATURAL GAS fireplace with GRANITE tile surround, two separate staircases to the basement, floor to ceiling windows for a stunning amount of...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1129416

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 20:20:17

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 07/26/21

**Two Piece Bath:** 1

**Lot size:** 3014 sq ft

**Year built:** 2004

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas,Glass Doors

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** Alarm System (Hardware Only),  
Garage heater

**Lot Features:** Back Lane,Landscaped,Street  
Lighting,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 3

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

**Community Features:**

Playground,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** High Ceilings,No  
Smoking Home,Skylight(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 40

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 1736.78

**Structure Type:** Duplex

**Levels:** Two

**Zoning:** R-CG

**List Price Square Foot:** \$ 356.92

**Rooms Above Grade:** 7

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Garburator, Gas  
Stove, Microwave Hood  
Fan, Refrigerator, Window Coverings

**Subdivision Name:** Capitol Hill

**Lot Size Acres:** 0.07

