



\$ 2,688,777.00

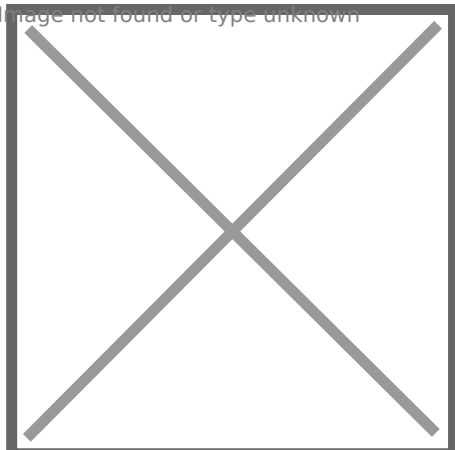
318 17 AVENUE NW CALGARY

<https://paulbrinton.com>

This elegant 2019 custom-built home on a 50x125 ft lot, showcases over 6100 sq ft of luxurious living area. It features 7 bedrooms, four on the upper level, one on the main, and two on the lower level, all with ensuite bathrooms, 2 powder rooms, 6 fireplaces, and a stylishly...

- 7 beds
- 9 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1163903

Type: Detached

Bedrooms: 7

Baths Half: 2

Status: Active

Area: 0.00 sq ft

Post Updated: 2021-11-30 19:56:14

Bathrooms: 9

Bedrooms Above Grade: 5

Date added: 11/25/21

Two Piece Bath: 2

Lot size: 6243 sq ft

Year built: 2019

Parking: 220 Volt Wiring, Alley Access, Asphalt, Garage Faces Rear, Heated Garage, In Garage Electric Vehicle Charging Station(s) , Insulated, Paved, Plug-In, Private Electric Vehicle Charging Station(s), Quad or More Detached, See Remarks, Side By Side

County Or Parish: Calgary

CONDO TYPE: Not a Condo

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 6

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone CC

Total Parking: 4

Flooring: Ceramic Tile,Vinyl

Community Features: Park,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: Rough-In



Inclusions: Alarm system on contract. Buyer to assume or exclude.

Interior Features: Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Smart Home,Soaking Tub,Steam Room,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

Lot Features: Back Lane,Rectangular Lot

Heating Type: Forced Air,Natural Gas

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Main Level, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Suite: No

Frontage Metres: 15.23M 50`0"

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 655.80

Photo Count: 50

Construction Materials: Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator

Subdivision Name: Mount Pleasant

Lot Size Acres: 0.14

Living Area SF: 4100.00

Structure Type: House

Restrictions: None Known

