1012 17 Street NW

Calgary | Active | MLS® A2340415

$1,875,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2018**	**3,073.6 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

NEW PRICE MOVE IN BEFORE THE HOLIDAY SEASON! Luxury living awaits in the prestigious inner-city community of Hounsfield Heights/Briar Hill. Backing onto green space and offering breathtaking views of the downtown skyline, this exceptional custom-built home offers over 4,200 square feet of thoughtfully designed living space.
Warm and inviting, the main floor showcases soaring 10-foot ceilings, rich hardwood flooring, custom millwork, a grand foyer with heated floors and abundant natural light. The spacious great room is anchored by a stunning floor-to-ceiling stone fireplace, creating the perfect setting for both everyday living and entertaining. At the heart of the home, the chef-inspired kitchen is beautifully appointed with premium Thermador appliances, including a 6-burner gas cooktop, built-in wall oven, and refrigerator. A massive quartz-topped island, striking tile backsplash, and walk-through butler’s pantry combine style and practicality. The adjacent dining area opens seamlessly to the private patio and backyard, ideal for summer entertaining and al fresco dining. A private den/office, powder room, and spacious mudroom with heated floors complete the main level.
Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat perfectly positioned to capture the city views. The spa-inspired ensuite features dual vanities, quartz countertops, an oversized glass shower, a deep soaker tub, heated floors and a spacious walk-in closet. The two secondary bedrooms each feature custom built-in desks, creating functional study spaces for students or work-from-home flexibility. A bright bonus room with a gas fireplace is a perfect spot for the family to watch a movie together. The dedicated office nook, large laundry room with sink and storage, full bathroom, and additional powder room further enhance the functionality of the upper level.
Designed for entertaining, the fully developed lower level offers a large recreation room with a wet bar, along with ample space for game tables, fitness equipment, or family gatherings. The fourth bedroom and full bathroom provide comfortable accommodations for guests or extended family, while hydronic in-floor heating ensures year-round comfort.
Additional features include central air conditioning, triple-pane low-E windows, an oversized heated attached garage with EV wiring, and low-maintenance professional landscaping. Enjoy a short walk to the boutiques, cafés, restaurants, and everyday conveniences of the vibrant 19th Street corridor, and even more shopping and dining options just minutes away in Kensington. Commuting is effortless with quick access to downtown and nearby transit, while families will appreciate the proximity to some of Calgary's top-rated schools, major hospitals, and post-secondary institutions. Surrounded by parks and pathways and ideally positioned for an easy escape to the Rocky Mountains, this remarkable home offers the perfect balance of luxury, convenience, and lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340415
Bedrooms	4
Bathrooms	5

Year Built	2018
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,073.6 sq. ft.
Main Level Finished Area:	1,276.11 sq. ft.
Below Grade Finished Area:	1,187.86 sq. ft.
Acreage:	No
Lot Area:	4,111 sq. ft.
Lot Frontage:	41' 1/8 "
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	1

Plan:	1911324
Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Radiant
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Central Air, Full
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	2 Air conditioners, Security System
Restrictions:	None Known
Main Floor	Dining Room · 13'11" × 11'9" ·

Main Floor	Foyer · 9'7" × 8'5" ·
Main Floor	Kitchen · 16'6" × 10'3" ·
Main Floor	Living Room · 19'1" × 17' ·
Main Floor	Mud Room · 10'11" × 8'5" ·
Main Floor	Office · 11'9" × 9'9" ·
Upper Level	Bedroom · 12'6" × 11'3" ·
Upper Level	Bedroom · 14'10" × 11'10" ·
Upper Level	Family Room · 21' × 13'3" ·
Upper Level	Laundry · 11'7" × 5'9" ·
Upper Level	Library · 9'7" × 7'2" ·
Upper Level	Walk-In Closet · 12'11" × 6'8" ·
Upper Level	Bedroom - Primary · 17'8" × 15'6" ·
Basement	Other · 9'7" × 2'3" ·
Basement	Bedroom · 13'6" × 12'10" ·
Basement	Game Room · 29'7" × 22'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1012-17-street-nw-calgary-a2340415/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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