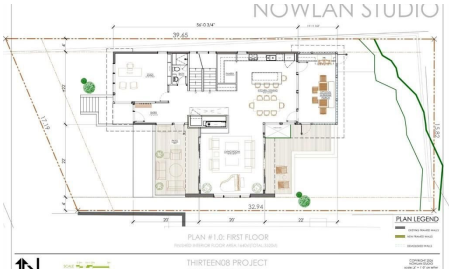
1308 17a Street

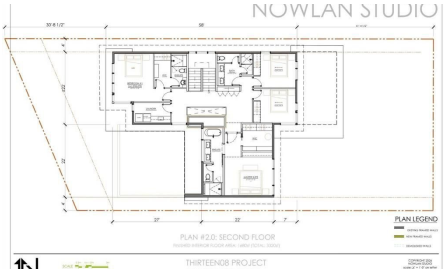
Calgary | Active | MLS® A2346528

$2,699,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2027**	**3,320 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

BUILD YOUR DREAM HOME IN BRIAR HILL/HOUNSFIELD HEIGHTS. An exceptional opportunity to create a fully custom residence with Conroy Custom Homes in one of Calgary's most sought-after inner-city communities, just minutes from downtown.
Imagine a beautifully designed home filled with natural light, soaring ceilings, custom millwork, and elevated finishes throughout. The main floor could feature a dedicated home office and a spectacular gourmet kitchen with an oversized statement island, custom cabinetry, stone countertops, walk-in pantry and high-end appliances, flowing seamlessly into generous living and dining spaces.
Extend your living space outdoors onto an incredible west-facing covered patio designed to be enjoyed through Calgary's changing seasons. Picture summer dinners as the sun sets, crisp fall evenings wrapped in a blanket, or watching the snow fall on a winter afternoon while still feeling connected to the outdoors. Sheltered from the elements and capturing the warm western light, this could become one of the most loved spaces in the home.
Upstairs, four bedrooms provide room for the entire family, including a luxurious primary retreat with a custom walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub, oversized glass shower, dual vanities and beautiful designer finishes. Create a lower level tailored to your lifestyle with an entertainment area, wet bar and custom home gym. The attached triple tandem garage provides exceptional space for vehicles and storage, with the option to incorporate your own golf simulator. Located in established Briar Hill/Hounsfield Heights, enjoy mature surroundings, parks, schools, shopping and quick access to downtown. From the floor plan to the cabinetry, lighting, flooring, tile and fixtures, you make the selections and create a home that is truly yours.
Your vision. Your selections. Your custom home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346528
Bedrooms	5
Bathrooms	5
Year Built	2027
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:	3,320 sq. ft.
Main Level Finished Area:	1,640 sq. ft.
Upper Level Finished Area:	1,680 sq. ft.
Below Grade Finished Area:	1,320 sq. ft.
Acreage:	No
Lot Area:	6,178 sq. ft.
Lot Frontage:	53'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2027 (Age: -)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	5625AC
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Mixed, See Remarks, Stone, Stucco, Wood Frame, Wood Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, See Remarks, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room
Community:	Hounsfield Heights/Briar Hill
Appliances:	Bar Fridge, Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer
Inclusions:	n/a
Restrictions:	Call Lister
Main Floor	Office · 16'6" × 13'6" ·
Main Floor	Kitchen · 21' × 18' ·
Main Floor	Dining Room · 21' × 18' ·
Main Floor	Living Room · 20' × 19' ·
2nd Floor	Bedroom · 16' × 14'6" ·
2nd Floor	Bedroom · 12'8" × 10'2" ·
2nd Floor	Bedroom · 12'8" × 10'2" ·
2nd Floor	Bedroom - Primary · 21' × 21' ·

Lower Level	Mud Room · 20' × 6'6" ·
Lower Level	Bedroom · 16'6" × 13'6" ·
Lower Level	Media Room · 18'6" × 12' ·
Lower Level	Exercise Room · 21' × 13'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	Deck, Front Porch, See Remarks
Lot Features:	Back Yard, Gentle Sloping, Lawn, No Back Lane, Street Lighting, Treed, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RCG
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1308-17a-street-calgary-a2346528/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.