1903B 17 Street NW

Calgary | Active | MLS® A2340378

$1,049,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,543.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

This STUNNING and ELEGANT home in sought after Capitol Hill combines modern design and luxury living. No attention to detail was missed and no expenses were spared while constructing this BEAUTIFUL home. The grand entrance welcomes you into this BRIGHT and OPEN CONCEPT home-perfect for living and ENTERTAINING. The GOURMET kitchen is a chef's DREAM, complete with a massive eating bar with ample seating, STAINLESS STEEL appliances, QUARTZ countertops, plenty of cabinets and counter space, and a large dining area. The spacious living room features a cozy FIREPLACE. Upstairs, you will find a primary suite with a walk-in closet, and exquisite spa inspired EN SUITE boasting an oversized shower and double vanities. Two additional bedrooms, another bathroom, and laundry complete the top floor. There is a SEPARATE EXTERIOR ENTRANCE with a wide staircase and only 8 stairs to lead to the LEGAL basement SUITE. The oversized windows and 9ft ceilings allow for plenty of natural light to flow through making this one of the BEST SUITES available. The layout is both functional and practical featuring a large kitchen with an eating bar with ample seating,QUARTZ Countertops , STAINLESS STEEL appliances and a dining area. There is also a spacious living room ,bedroom bathroom and each unit has their own laundry. There is also a Single detached GARAGE . A few additional features include CENTRAL AC, hot water on demand, Lux triple pane windows, concrete wall between units, Gypcrete on main floor sound barrier The central inner city location is unbeatable, walking distance to playgrounds, schools, restaurants, and coffee shops, LRT, Sait and just minutes to Downtown and U of C Don't miss out on the opportunity to own this comfortable and elegant home and well built home at an exceptional price!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340378
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,543.43 sq. ft.
Main Level Finished Area:	779.97 sq. ft.
Upper Level Finished Area:	763.46 sq. ft.
Below Grade Finished Area:	661.09 sq. ft.
Condo Fee:	$320.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Interior Maintenance, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	tbd
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Aluminum Siding, Concrete, Wood Frame
Structure Type:	Triplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Covered:	1
Parking Places:	1
Parking Total/Covered:	1 / 1
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Capitol Hill
Amenities:	None
Appliances:	Dishwasher, Microwave, Oven, Stove(s), Washer/Dryer
Inclusions:	2 Dishwashers,2 Dryers,2 Stoves,Microwave, Hood Fan,2 Refrigerators, 2 Washers
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Den · 13'3" × 9'2" ·
Main Floor	Dining Room · 13'3" × 9'11" ·
Main Floor	Kitchen · 13'8" × 8'8" ·
Main Floor	Living Room · 13'5" × 11'5" ·

Main Floor	Furnace/Utility Room · 5'2" × 5' ·
2nd Floor	Bedroom · 13'7" × 13'2" ·
2nd Floor	Bedroom · 9'2" × 9'1" ·
2nd Floor	Bedroom - Primary · 13'3" × 9'8" ·
Basement	Bedroom · 11'7" × 8'10" ·
Basement	Kitchen · 17'4" × 8'10" ·
Basement	Living Room · 12'5" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tankless Hot Water
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Corner Lot, Few Trees, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1903b-17-street-nw-calgary-a2340378/

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