

\$609,900 - 2721 17 Street Nw, Calgary

MLS® #A2240685

\$609,900

3 Bedroom, 2.00 Bathroom, 898 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this immaculate mid-century home that perfectly blends timeless charm with fresh, modern upgrades â€” ideal for young professionals, first-time buyers, hospital staff, students, or anyone looking for a quick commute downtown!

Step inside to find a completely renovated kitchen featuring sleek Quartz countertops, trendy hexagon marble backsplash, matching KitchenAid appliances, and updated flooring â€” ready for late-night study sessions or hosting your next dinner party. The sun-drenched living room boasts smooth, high ceilings and a cozy wood-burning fireplace, west-facing bedrooms bathe in natural light all day long.

The renovated basement (2020) offers a welcoming space for guests, roommates, or a home office, complete with newer carpet, a fully updated bathroom with marble and subway tile, modern vanity, new plumbing, and a stacked washer/dryer.

Outside, enjoy a private, fenced backyard with mature Apple and Crab Apple trees, perfect for a summer hangout or quiet morning coffee.

Lots of parking in the back! Additional updates include a new 40-gallon water tank (2020), electrical panel (2013), new interior and exterior doors, and 5-inch baseboards throughout.

Located just 3 doors from Confederation Park and its endless pathways, you're steps away from nature and minutes from downtown, SAIT, U of C, and the Foothills &



Children’s Hospitals. Capitol Hill is one of Calgary’s most vibrant inner-city neighborhoods – known for its active community vibe, walkability, and easy access to transit, schools, and amenities. Whether you're buying your first home, upsizing for more space, or investing in a flexible layout with income potential – this home checks all the boxes.

Built in 1959

Essential Information

MLS® #	A2240685
Price	\$609,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2721 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S5

Amenities

Parking Spaces	2
Parking	On Street, Parking Pad, Outside

Interior

Interior Features	High Ceilings, See Remarks
-------------------	----------------------------

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.