

84 17 Street NW
Calgary, Alberta

MLS # A2172041



\$649,900

Division:	Hillhurst		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,621 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 486
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: TV Wall Mounts

Ideally located just blocks from trendy Kensington and a variety of amenities including restaurants, cafes, shopping, parks, and running and cycling paths, this stylish townhouse is sure to impress! Clean lines and a bright, airy interior define the living space. The functional layout starts on the ground level, which features a large flex room—perfect for an office, third bedroom, or whatever suits your lifestyle. Access to the generous single garage is off the spacious entryway, and there is a private driveway for an additional vehicle. As you ascend to the main living space, you'll notice it is bathed in natural light thanks to expansive west-facing triple-paned windows and high ceilings. The modern kitchen is equipped with stainless steel appliances and a sizable 10' quartz island, ideal for entertaining or casual meals. The adjoining dining room opens to a large deck with space for your BBQ, while the spacious living room features a contemporary gas fireplace surrounded by elegant Pietra Grey marble and custom shelving. Upstairs, you'll find a roomy primary bedroom with vaulted ceilings, an upgraded walk-in closet, and a sunny ensuite bathroom with dual sinks and a large shower. The second bedroom is well-appointed and conveniently located next to the main bathroom. The laundry room is also on this level for added convenience. This former show home includes high-end features such as central air conditioning, motorized blinds, built-in main floor speakers, a smart Ecobee thermostat, a Sonos system, smart lighting controls, and smart locks. Contact your favorite Realtor to arrange a private showing!