

\$1,299,900 - 2516 17 Street Nw, Calgary

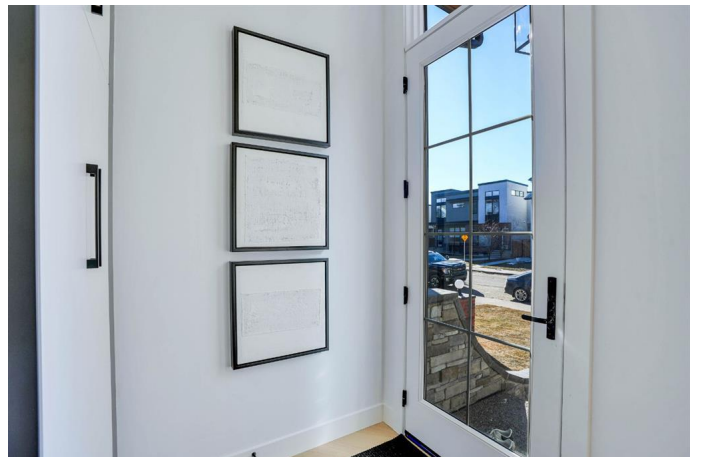
MLS® #A2199155

\$1,299,900

4 Bedroom, 5.00 Bathroom, 2,115 sqft
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

This exquisite, custom-built masterpiece seamlessly blends modern design with timeless charm, offering over 2,800 square feet of sophisticated living space built on an extra deep 134ft' Lot. Nestled on a peaceful, tree-lined street in the coveted Capitol Hill neighborhood, this home is a rare gem that combines luxury, style, and unparalleled convenience. Crafted by Edge Luxury Homes, renowned for their meticulous attention to detail and innovative designs, the property boasts striking architectural elements such as graceful arches, steeply pitched roofs, and expansive windows that enhance its curb appeal and invite an abundance of natural light. Step inside to discover a refined interior, featuring wide-plank oak flooring, soaring 11-foot ceilings, and an open-concept floor plan designed for effortless entertaining. The chef's kitchen is a culinary dream, outfitted with top of the line Jenn-Air appliances, custom cabinetry, exquisite millwork & a huge stylish quartz waterfall island. The seamless flow from the kitchen to the living and dining areas creates a perfect space for both casual gatherings and formal events. A private media wall, complete with a sleek gas fireplace, provides a warm and inviting focal point in the living room. The luxurious primary suite is a true sanctuary, offering a vaulted ceiling, a custom walk-in closet, and a spa-inspired ensuite. Relax in the freestanding soaking tub or indulge in the massive shower with body jets & rain shower, heated bathroom floors



adding an extra touch of comfort. The two additional bedrooms each have their own private en suite bathrooms, providing ultimate privacy and convenience for guests or family members. The fully developed basement is an entertainerâ€™s paradise, featuring a spacious Rec room with a wet bar, a dedicated home gym area, and a comfortable bedroom with a full bath. Outside, enjoy the tranquil low-maintenance landscaping, an expansive rear deck, and a charming front patio perfect for evening BBQs and socializing. The Extra large tandem garage is big enough for all your toys, or enables you to live your dream hobby life. Located just steps from the picturesque Confederation Park and golf course, trendy boutiques, fine dining, and within short distance to the University of Calgary, SAIT, and both Childrenâ€™s and Foothills Hospitals, this home offers an unbeatable location in one of Calgaryâ€™s most desirable communities. Equipped with smart home technology, this home is as functional as it is beautiful. With exceptional quality, thoughtful design, and an ideal location, this property presents a rare opportunity to live in luxury and convenience in the heart of Capitol Hill. Donâ€™t miss your chance to own this extraordinary homeâ€”schedule a private viewing today!

Built in 2025

Essential Information

MLS® #	A2199155
Price	\$1,299,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,115
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2516 17 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3S2

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 7

Zoning R-C2

Listing Details

Listing Office RE/MAX Real Estate (Central)

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