

**2614 17 Street SW**  
**Calgary, Alberta**

**MLS # A2180401**



**\$1,125,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,587 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, Quartz Counters, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		

**Inclusions:** N/A

\*\*\*Original building permit issued in year 2018 but construction finished and occupancy permitted in year 2020.\*\*\* Experience the pinnacle of inner-city living in this executive home, offering over 3,000 square feet of meticulously developed space. With soaring 10' and 12' ceilings and large windows, natural light fills every corner. Enjoy central air conditioning for hot summers and a cozy gas fireplace for chilly winters. The entire top floor is designed as a luxurious master bedroom retreat, featuring heated floors in both the master bath and laundry room. The spa-like master bath includes double white oak vanities and a seamless glass shower with a built-in steam unit. Enjoy the convenience of his and hers walk-in closets with custom cabinetry. Step out onto the private balcony to take in stunning city views. The gourmet kitchen showcases custom birch interiors with white oak accents and is equipped with high-end Fisher and Paykel appliances, including a wine fridge, dishwasher drawers, and an 84" tall refrigerator. A front office, complete with its own balcony and floor-to-ceiling windows, offers an ideal workspace. The lower level is designed for entertaining, featuring a spacious area and a separate theater room with tiered seating, integrated floor lighting, and pre-wiring for sound. Additional highlights include an attached double car garage, a front driveway, and a private backyard patio—an exceptional find in such a central location.