# \$799,000 - 89 17 Street Nw, Calgary

MLS® #A2187916

## \$799,000

3 Bedroom, 4.00 Bathroom, 1,700 sqft Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to an exclusive opportunity to own a stunning pre construction townhouse condominium in the highly sought after Hillhurst community of Calgary. Nestled in one of the city's most vibrant and walkable neighborhoods this modern three bedroom two and a half bathroom home blends contemporary elegance with urban convenience.

Spacious Open Concept Living Thoughtfully designed floor plan with high ceilings large windows and premium finishes

Gourmet Kitchen, Sleek quartz countertops, high end stainless steel appliances, custom cabinetry and a stylish island perfect for entertaining.

Luxury Primary Suite Retreat to your private oasis with a walk in closet and a spa inspired ensuite featuring a vanity and a glass enclosed shower.

Two Additional Bedrooms, Generous in size, ideal for a growing family guests or a home office

Private Outdoor Space Enjoy a serene entertainment area based on unit selection perfect for morning coffee or summer evenings

Secure Parking and Storage. Convenient assigned parking with additional storage







options available.

Energy Efficient and Smart Home Ready. Designed with modern sustainability in mind featuring high performance windows energy efficient appliances and smart home capabilities.

Prime Location in the heart of Hillhurst.

Located just minutes from downtown Calgary this home offers unparalleled access to trendy Kensington Village, top rated schools, cafes, boutiques and some of the city's best restaurants With easy access to public transit river pathways and parks. Hillhurst is a perfect blend of urban living and community charm. Completion in the fall of 2025

#### Built in 2025

#### **Essential Information**

MLS® # A2187916
Price \$799,000
Bedrooms 3

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 1,700 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 89 17 Street Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N3M5

### **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances ENERGY STAR Qualified Appliances
Heating ENERGY STAR Qualified Equipment

Cooling None
Basement None

#### **Exterior**

Exterior Features Other

Lot Description Cleared, Corner Lot

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 18th, 2025

Days on Market 243
Zoning R2-m

## **Listing Details**

Listing Office Royal LePage METRO

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