

\$2,995,000 - 1320 17a Street Nw, Calgary

MLS® #A2255258

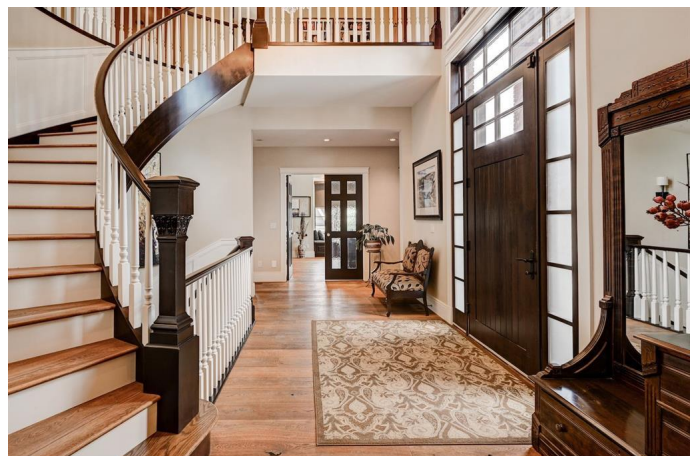
\$2,995,000

5 Bedroom, 5.00 Bathroom, 4,117 sqft

Residential on 0.15 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Custom built by Timberock with impeccable attention to detail, this breathtaking residence is perched on a prime 51' x 130' corner hillside lot, offering expansive views and exceptional privacy. From the striking stone and red brick façade to the professionally landscaped gardens, every element of this home makes a bold first impression. Step through the dramatic front entrance and be greeted by soaring arched ceilings and a sweeping curved staircase setting the tone for over 6,400 sq ft of exquisitely developed living space. Designed for both grand entertaining and comfortable everyday living, the heart of the home is the spectacular chef's kitchen. Centered around a massive quartz island (complete with built-in lazy Susan), it features high-end appliances including a Dacor refrigerator, Bertazzoni 6-burner gas stove with griddle, and a stunning built-in stone pizza oven with a pull-out prep station. An abundance of custom cabinetry ensures everything has its place. Just off the kitchen, a sunken living room invites relaxation with a cozy brick accent wall, gas fireplace flanked by built-ins, and French doors that open to a serene view balcony. Opposite, the elegant dining area impresses with floor-to-ceiling accordion glass doors that open fully to a covered patio, complete with overhead gas heaters and a lush, private garden retreat. The thoughtfully designed mudroom includes built-in cubbies, a dog wash station, access to the attached double garage, and a bonus



storage room tucked beneath. Upstairs, discover a spacious bonus room with vaulted ceilings and city views, a convenient laundry room, and four generous bedrooms, including a luxurious primary suite. This serene retreat overlooks the garden and features a cozy seating nook, fireplace, walk-in custom closet, and a 5pc ensuite with clawfoot tub and steam shower. The fully developed walk-out lower level is just as impressive, boasting a fifth bedroom, expansive home gym with rubber flooring, projector equipped media room, games area, and a wine cellar reminiscent of a European castle. If you’ve been searching for a truly special property that blends boutique elegance with family functionality, this is the home you’ve been waiting for. Rarely does a residence of this caliber come to market.

Built in 2013

Essential Information

MLS® #	A2255258
Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,117
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1320 17a Street Nw
Subdivision	Hounsfield Heights/Briar Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2E9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Corner Lot, Garden, Landscaped, Lawn, Treed, Steep Slope
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	41
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.