

# \$639,900 - 922 17 Street Nw, Calgary

MLS® #A2228615

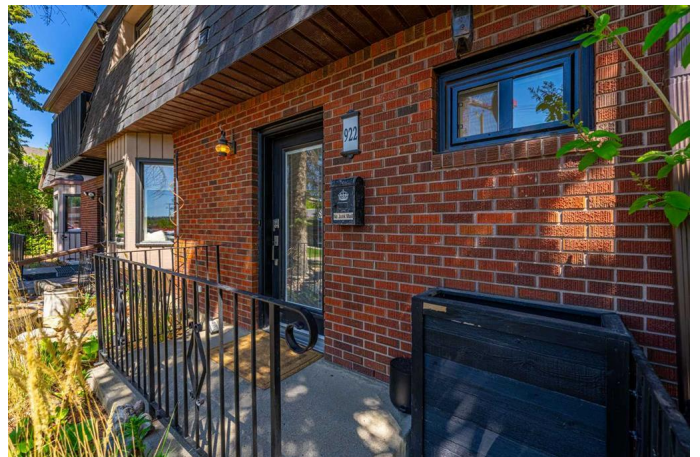
**\$639,900**

2 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to your new home in one of Calgary's most desirable inner city communities. While technically this townhouse is in Hounsfield Heights/Briar Hill, it is less than half a block away from the vibrant, prestigious community of Hillhurst. This beautifully renovated townhouse offers modern luxury, functional living, and unbeatable convenience. Step inside and experience a bright, open concept layout that feels welcoming. All the premium touches from the lighting, ceilings, glass railing elevate the space and make it stand out. The large main living space has a beautiful fireplace, the perfect centrepiece for cozy evenings or relaxed entertaining. The kitchen is outfitted with stainless steel appliances, sleek quartz countertops, stylish cabinetry, and generous prep space. Adjacent to the kitchen is a great dining area and access to a large patio. Upstairs, retreat to your spacious primary suite oasis, complete with a spa inspired ensuite bathroom featuring a soaker tub, a large walk-in shower, dual vanities, and elegant finishes throughout. A walk-in closet with laundry adds convenience and efficiency to your daily routine. A second bedroom and full bathroom complete the upper level. The fully finished basement offers a versatile space currently set up as a home gym. There's also a utility/storage area and direct interior access to your two car heated underground parking large enough for your vehicles and storage shelves. All of this, in an unbeatable location



just a short walk to the CTrain Station, Riley Park, the Kensington shopping district and minutes from downtown, truly the best of inner city living. Don't miss your chance to own this exceptional townhouse. Please see the video and 3D tour.

Built in 1986

### Essential Information

MLS® #	A2228615
Price	\$639,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	922 17 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2E4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Underground
# of Garages	2

### Interior

Interior Features	Built-in Features, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	M-CG d72

## Listing Details

Listing Office	Real Broker
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