

# \$799,000 - 89 17 Street Sw, 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 Sw
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	Corner Lot, Cleared
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	24
Zoning	R2-m

### **Listing Details**

Listing Office	Royal LePage METRO
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