

# \$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 | 166                 |
| Zoning         | R2-m                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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 MLSÂ®, Multiple Listing ServiceÂ® 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.