# \$1,049,000 - 4306 17 Street Sw, Calgary

MLS® #A2230498

#### \$1,049,000

4 Bedroom, 4.00 Bathroom, 1,955 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

**OPEN HOUSE CANCELED THIS HOME IS** CONDITIONALLY SOLD !!!! SUN 2 -4 PM JUNE 15TH - Spectacular DETACHED Altadore infill. Quality construction, incredible finish, & a phenomenal floorplan. Main floor w/ soaring 10-FT ceilings, built-in speakers, and site-finished hardwood. Skylights, pot lights and built-ins throughout. GORGEOUS kitchen w/ ceiling-height cabinetry, large pantry, premium granite countertops, and a VIKING/THERMADOR appliance package including gas stove & built-in fridge. Bright family room w/ built-in cabinets and stone-surround fireplace. Upper floor laundry room with extensive cabinets and sink. Large master suite w/ vaulted ceilings, a walk-in closet plus an enormous custom wall closet. Ensuite w/ speakers, heated tile floors, skylight, dual sinks, granite countertops, SOAKER tub and large tile and glass shower. Finished basement w/ 9-ft ceilings, in-floor heat, & wet bar with full size fridge and microwave. Hunter Douglas Silhouettes, Central Vac, and Central Air con. Included is a 5-zone sound system located in the upstairs great room with built in ceiling speakers on all three levels. Fenced w/ LOW MAINTENANCE landscaped YARD w/stone patio ,rocks and firepit, The deck was recovered IN 2024 with quality Deck Rite vinyl pvc waterproof and fire retardant material. House and garage roofs were also redone in 2024 with all new shingles, eavestroughs, downspouts and roof vents. Great storage and shelving has been





built in to numerous locations including the garage, garage loft, under the deck and under the basement stairs. All TVs are included. Double detached garage and workshop bench area. This home shows impeccable! Mins to the off leash park, paths + Marda Loop trendy shopping, restaurants., Playgrounds, parks and schools. Easy access with 4 ways in and out of Marda loop! One of Calgary's Premiere Areas- 10 minutes to downtown. Priced to sell-Great Value.

Built in 2009

#### **Essential Information**

| MLS® #         | A2230498    |
|----------------|-------------|
| Price          | \$1,049,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,955       |
| Acres          | 0.07        |
| Year Built     | 2009        |
| Туре           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

| Address     | 4306 17 Street Sw |
|-------------|-------------------|
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2P 4P8           |

### Amenities

| Parking Spaces | 2  |
|----------------|--|
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, |

|                   | Insulated, Workshop in Gara                                   |
|-------------------|---|
| # of Garages      | 2   |
| Interior          |   |
| Interior Features | Built-in Features, Ceiling Far<br>Floorplan, Soaking Tub      |
| Appliances        | Bar Fridge, Central Air Co<br>Microwave, Range Hood, Re       |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |
| Exterior          |   |
| Exterior Features | BBQ gas line, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance |

|              | Landscape          |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

# **Additional Information**

| Date Listed    | June 14th, 2025 |
|----------------|-----------------|
| Days on Market | 3               |
| Zoning         | R-CG            |

# **Listing Details**

Listing Office Royal LePage Benchmark

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