

\$1,249,900 - 4128 17 Street Sw, Calgary

MLS® #A2086957

\$1,249,900

4 Bedroom, 5.00 Bathroom, 2,136 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

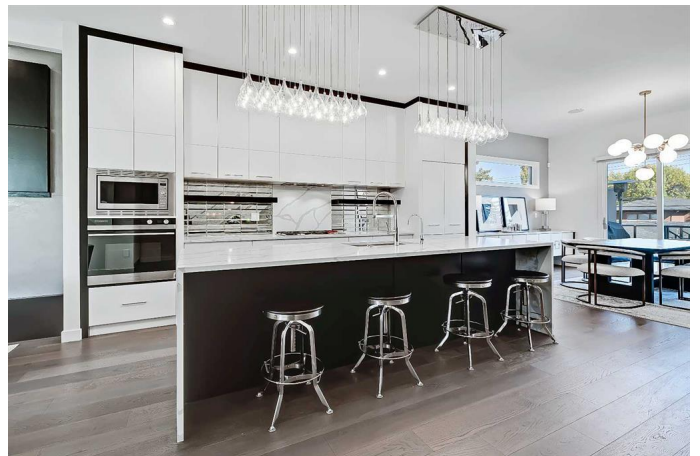
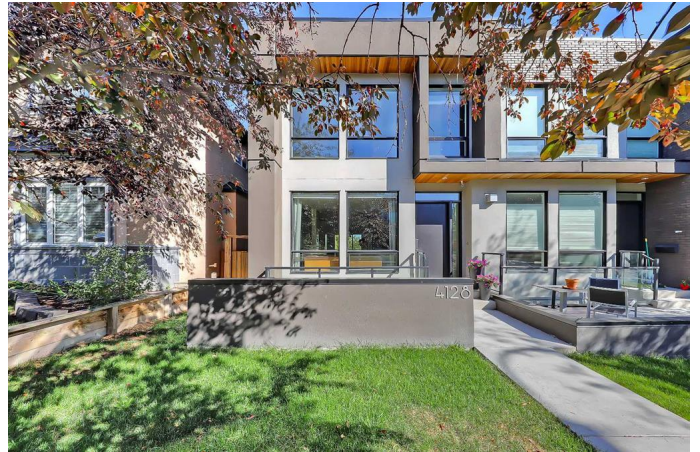
HIGHLY UPGRADED, 3-storey,
SEMI-DETACHED infill w/ WALKOUT
BASEMENT & 2,960+ sqft of living space
NOW AVAILABLE in beautiful ALTADORE!

The home not only has amazing curb appeal,
but it features a fantastic OPEN LAYOUT w/
A/C & a private WEST-facing THIRD FLOOR
LOFT BALCONY! This is a highly sought-after
location & homes in this area don't stay on
the market long! You're only a couple of
blocks away from Flander's Park & Dr.

Oakley Playground plus you're within
walking distance to the Marda Loop shopping
district, River Park & Sandy Beach, & the
Glenmore Athletic Fields & Aquatic Centre!

The central kitchen easily hosts family dinners
or your kids & their friends w/ an oversized
island w/ waterfall edged quartz countertops &
an elegant dedicated dining room.

Ceiling-height cabinetry sits alongside the
stunning full-height glass tile backsplash w/
upgraded stainless steel appliances, including
a WOLF gas cook top, panelled French door
fridge, & a filtered water tap. Storage isn't
a problem either, w/ plenty of cabinets & a
built-in pantry w/ soft-close hardware &
additional designer storage in the bright dining
room, ideally located next to the sliding glass
doors for the RAISED DECK w/ gas line for a
BBQ. The bright, modern living room features
a gas fireplace w/ two-tone surround. The
main floor mudroom & powder room are found
off the main area for added privacy, w/
designer lighting & wallpaper for an elegant



appeal. A glass stairwell leads you to the upper level, where youâ€™ll find two secondary bedrooms (one w/ a lovely feature wall, perfect for an office space), a 4-pc main bath, & a fully equipped laundry room. The relaxing primary suite features two oversized West-facing windows for tons of natural light, highlighting the dark wood feature wall w/ dual pendant lights, a custom walk-in closet, & a luxurious ensuite featuring heated floors, a modern vanity w/ dual sinks, walk-in shower w/ full-height tile & STEAM, & a freestanding soaker tub w/ upgraded black tiles lining the walls for a truly luxurious feel. A third-floor loft is the perfect gym space, home office, or media room complete w/ glass wall, HWD flooring, 4-pc bath, & a private balcony! Downstairs, the large rec room enjoys WALKOUT ACCESS TO THE BACK PATIO through a sliding glass door & features radiant in-floor heat (super cozy in the winter!), a full wet bar, a wine wall, space for a games area, plus a fourth bedroom & a 4-pc main bath. Out back, enjoy the zero maintenance TURFED YARD for the ultimate summer experience w/ a fully finished garage & PAVED BACK ALLEY. Altadore is the ideal location for young families looking to be close to parks, schools, & amenities. The neighbourhood is only 5 km from the downtown core, easily accessible along 14 St or Crowchild Trail, & the community has public, private, & separate schools, junior high & high schools nearby, & Mount Royal University to the south. *VISIT MULTIMEDIA LINK FOR VT & VIDEO WALKTHROUGH!*

Built in 2017

Essential Information

MLS® #	A2086957
Price	\$1,249,900
Sold Price	\$1,235,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,136
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	4128 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4P6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Rubber
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 27th, 2023
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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