

\$999,500 - 3812 17 Street Sw, Calgary

MLS® #A2103437

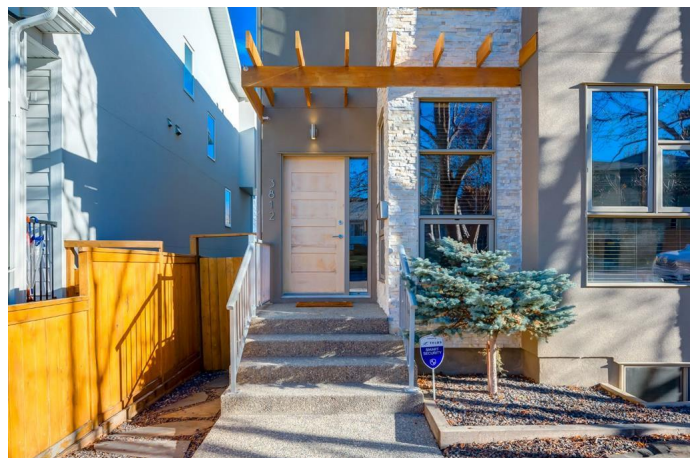
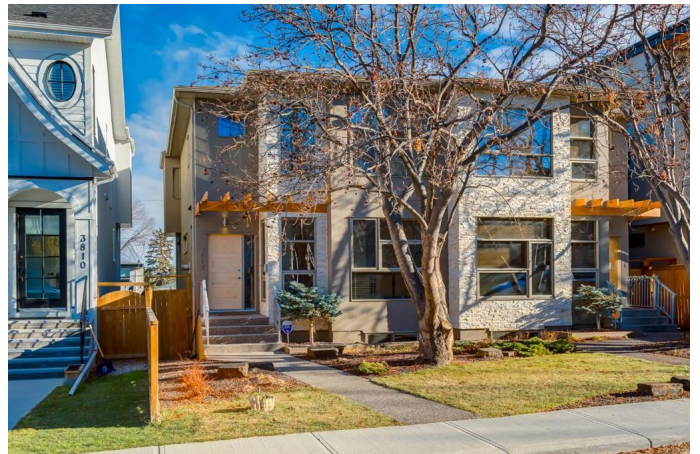
\$999,500

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this gorgeous 4 bedroom family home which offers over 2,700 sqft of developed living space including a fully developed walk-out basement. This impressive home is located on a quiet street in the heart of Altadore. Upon entering the foyer you are immediately drawn to a two sided marble feature wall separating the entrance from the rest of the main floor. The open concept main floor consists of a beautiful west facing formal dining room with floor to ceiling windows, a spacious living room with gas fireplace and entertainment centre, and a gourmet kitchen and breakfast nook. The designer kitchen features flat panel walnut and high gloss white cabinets, quartz countertops, glass tile backsplash, a custom hood fan over 5-burner gas cooktop, panelled refrigerator, wall oven and island with seating. The large backyard deck with stairs to the lower level can be accessed through the kitchen and breakfast nook. The main floor is complete with walnut hardwood flooring throughout and a two piece bathroom. The bright upper level has plenty of large windows and skylights throughout and features two children's bedrooms, an open hallway, laundry built into the upper hall and a beautifully appointed four piece bathroom. The luxurious primary bedroom boasts floor to ceiling windows, a large walk-in closet, a private spa-like ensuite with dual sinks, relaxing soaker tub and separate walk-in shower. The lower level walk-out features a large fourth bedroom, 3 piece bathroom and a



family/exercise room with both sliding patio doors and a separate mudroom entrance to backyard covered patio. This home comes complete with California closets, wired for built-in speakers, central AC, insulated double garage, paved alley and landscaped yard. Don't miss the opportunity to live in an immaculate modern home that is centrally located in Altadore, around the corner to Kiwanis Park playground and green space, with short walk to schools, River Park and Marda Loop's trendy shops and restaurants.

Built in 2010

Essential Information

MLS® #	A2103437
Price	\$999,500
Sold Price	\$952,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3812 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2024
Date Sold	April 22nd, 2024
Days on Market	89
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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