

# \$999,000 - 4410 17 Street Sw, Calgary

MLS® #A2158878

**\$999,000**

4 Bedroom, 4.00 Bathroom, 1,978 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

**\*\* Open House CANCELLED \*\*** Located on a quiet street in the heart of Altadore within easy walking distance to highly regarded Altadore school, as well as numerous additional public and private schools at all levels, this bright well-maintained home is infused with natural sunlight from numerous windows providing an abundance of natural sunlight throughout the day. The large dining area opens to the massive kitchen with separate breakfast nook, cabinetry and storage area, and additional side entrance with closet. Granite counters, a spacious island, a separate high top eating area, stainless steel appliances and an abundance of cabinetry including a large storage room makes this a good functioning kitchen ideal for large gatherings. Beautiful custom built in cabinetry surrounds the fireplace in the sunlit family room. A discreet powder room completes the main floor. Upstairs the massive primary bedroom sanctuary includes a huge walk-in closet, space for a lounging area, and a bright and sunny large ensuite. Two additional bedrooms, a second full bathroom, and a large laundry room with additional storage room completes the second level. The lower level features a bedroom with walk-in closet, and full bathroom separated down the hall from the large recreation room with fireplace. The maintenance free backyard offers landscaping and stone patio. Close to numerous parks including Sandy Beach and River Park, playgrounds, bike paths, a huge off leash park,



and a short walk to trendy Marda Loop with its shops, cafes and restaurants. This over 2000sq ft. home exudes classic charm with contemporary additions.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2158878    |
| Price          | \$999,000   |
| Sold Price     | \$1,005,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,978       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4410 17 Street Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4P8           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Double Vanity, Skylight(s), Soaking Tub |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Stove, Garage Control(s) |
| Heating         | Forced Air, Natural Gas                                                                                                                   |
| Cooling         | Central Air                                                                                                                               |
| Fireplace       | Yes                                                                                                                                       |
| # of Fireplaces | 2                                                                                                                                         |
| Fireplaces      | Gas                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                       |
| Basement        | Finished, Full                                                                                                                            |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stucco, Wood Frame                                             |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2024 |
| Date Sold      | September 28th, 2024 |
| Days on Market | 9                    |
| Zoning         | R-C2                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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