\$1,149,900 - 4505 17 Street Sw, Calgary

MLS® #A2234022

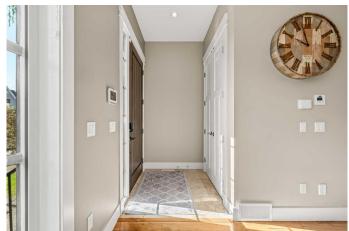
\$1,149,900

4 Bedroom, 4.00 Bathroom, 1,831 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

Situated on a beautiful tree-lined street in ALTADORE, this immaculately maintained and extensively upgraded home blends timeless design with thoughtful function and a premium inner-city lifestyle. A welcoming entry leads to a bright and spacious front dining room, ideal for entertaining or family dinners. The show-stopping GALLEY KITCHEN is as functional as it is stylish, featuring high-end VIKING APPLIANCES including a GAS RANGE, full-height DOVETAIL WOOD CABINETRY with pull-out pantry drawers, a QUARTZ BACKSPLASH and an EXTENDED ISLAND with bar seating. A tucked-away POWDER ROOM adds privacy and convenience. The rear LIVING ROOM invites relaxation with a GAS FIREPLACE and large windows overlooking the WEST-FACING BACKYARD. Upstairs, OPEN RISER STAIRS framed by skylights bring light into the upper level, where plush carpeting adds warmth. Two bright SECONDARY BEDROOMS share a well-appointed 4PC BATH, with one bedroom showcasing a charming VAULTED CEILING. The LAUNDRY ROOM is conveniently located on this level. The spacious PRIMARY BEDROOM features a COFFERED CEILING, LARGE WALK-IN CLOSET, and a 5PC ENSUITE with DUAL VANITIES, an AIR-JETTED TUB, and a STEAM SHOWER for a luxurious start or end to the day. The FULLY DEVELOPED SUNSHINE BASEMENT offers oversized windows, NEWER TILE FLOORING with TILE







BASEBOARDS, and HYDRONIC IN-FLOOR HEAT for efficient comfort. A large MEDIA ROOM with a built-in WET BAR with upper cabinetry is perfect for entertaining, alongside a 4TH BEDROOM with WALK-IN CLOSET, a 4PC BATH, and a dedicated WINE CELLAR. Enjoy a low-maintenance WEST BACKYARD oasis with MATURE TREES, BUILT-IN IRRIGATION, and a PERGOLA for shade and privacy. The DOUBLE DETACHED GARAGE is fully insulated, heated with gas, and equipped with overhead storage and pegboard organization. Additional upgrades include FRESH PAINT, CENTRAL AIR CONDITIONING, SMART LIGHT SWITCHES, a HIGH-EFFICIENCY FURNACE (2018), NEW HOT WATER TANK (2023), and HAIL-RESISTANT SHINGLES (2023). Located within walking distance to a nearby tot park, the River Park off-leash area, Sandy Beach, and all the shops, restaurants, and services of Marda Loopâ€"this home offers exceptional value in one of Calgary's most desirable neighbourhoods.

Built in 2011

Essential Information

MLS® # A2234022 Price \$1,149,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,831

Acres 0.07

Year Built 2011

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 4505 17 Street Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4R3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Insulated, Paved

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Jetted

Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz

Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings

Heating High Efficiency, In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Many Trees,

Underground Sprinklers, Paved

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office eXp Realty

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