

\$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 SAT & SUN 2 -4 PM JUNE 14/15TH -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
Type	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	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Workshop in Garage

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan, Hardwood Floorplan, Soaking Tub

Appliances Bar Fridge, Central Air Conditioning, Dishwasher, Microwave, Range Hood, Refrigerator

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 1

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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