

# \$1,125,000 - 4303 17 Street Sw, Calgary

MLS® #A2227261

**\$1,125,000**

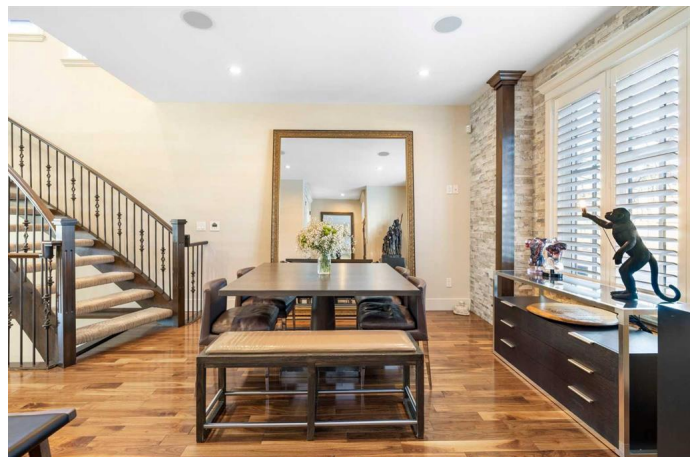
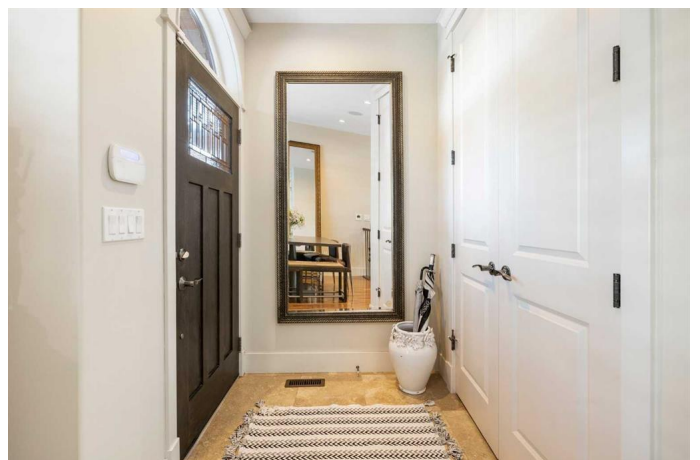
4 Bedroom, 4.00 Bathroom, 1,777 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 7, 2-4PM.

Immaculate Custom-Built Detached Home in Altadore – Exceptional Quality Throughout This beautifully crafted detached home offers over 2,600 sq. ft. of refined living space in one of Calgary’s most desirable communities. Built with meticulous attention to detail and high-end materials, this home stands out for its quality and thoughtful design. The exterior features a striking blend of stonework and copper roofing, while inside you'll find walnut hardwood floors, custom maple railings, and a hand-sculpted staircase. The gourmet kitchen is a chef’s dream with an oversized granite island, soft-close cabinetry, premium Bertazzoni gas range, and a walk-in pantry. The open living area includes a custom built-in wall, gas fireplace, and large windows overlooking the west-facing yard. Upstairs, the luxurious primary suite showcases a tiered tray ceiling, walk-in closet, and a stunning ensuite with steam shower, dual vanities, and clawfoot tub. Two more bedrooms, a 4-piece bath, and a large laundry room complete this level. The professionally finished basement offers 9’ ceilings, a spacious rec room with wet bar, 4th bedroom with sitting area, full bath, and plenty of storage. Built for longevity and comfort, this home includes: in-floor heating, Navien tankless water system, Low-E windows, solid core doors, A/C, integrated sound system, 40-year shingles, and Cat5 wiring. The detached garage is fully finished with epoxy flooring and built-in storage.



Located just steps to River Park, top-rated schools, and vibrant Marda Loop amenities. A rare opportunity to own a truly detached, high-quality home in an unbeatable inner-city location.

Built in 2010

### **Essential Information**

MLS® #	A2227261
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,777
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4303 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4P9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet
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	Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier, Window Coverings
Heating	Fireplace(s), Forced Air
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, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-C2

## Listing Details

Listing Office	Real Estate Professionals Inc.
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