

\$1,475,000 - 4226 17 Street Sw, Calgary

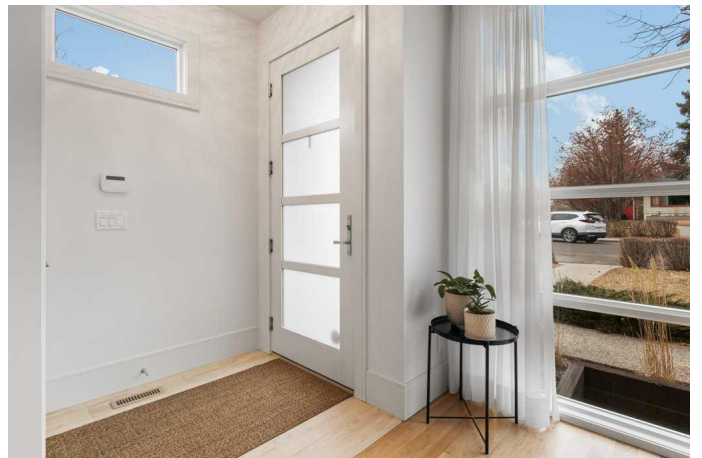
MLS® #A2204977

\$1,475,000

4 Bedroom, 4.00 Bathroom, 2,434 sqft
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Experience sophisticated urban living in this meticulously crafted three-storey home set on a prime corner lot in the heart of Altadore. With over 3,000 sq. ft. of developed space, this stunning property blends modern design, high-end finishes and thoughtful functionality for the ultimate living experience. Step inside to discover an open-concept layout with floor-to-ceiling windows flooding the home with natural light. The gourmet kitchen is a chef's dream, featuring custom walnut cabinetry, a massive 13' quartz waterfall island and top-tier Viking appliances including a six-burner gas cooktop, built-in oven, microwave and wine fridge. The spacious dining area is framed by a large west-facing window while the living room offers a sleek gas fireplace, walnut-framed media wall and custom built-ins. Sliding patio doors lead to the beautifully landscaped backyard, complete with a raised deck, cobblestone patio and mature greenery. Up the striking open-riser walnut staircase with 10mm glass walls, the second floor offers two large bedrooms with custom closet organizers, a 5pc bathroom with dual vanities and a bright family or flex room with a built-in walnut office desk. The full laundry room is thoughtfully designed with ample storage. The entire third floor is dedicated to the primary suite, a true sanctuary featuring a two-sided gas fireplace, private lounge area and custom walk-in walnut closet. The spa-inspired ensuite boasts a steam shower with body jets, air tub, dual



vanities, high-end porcelain tile and in-floor heating. Step out onto the massive rooftop terrace offering breathtaking viewsâ€”a perfect escape within the city. The fully developed basement includes in-floor heating, a custom wet bar with walnut cabinetry, a quartz countertop, beverage center and wine storage wall. A dedicated media center creates the perfect space for movie nights while the fourth bedroom sits next to another stunning four-piece bathroom. Additional features include air conditioning, a Sonos sound system with built-in speakers, a custom mudroom with storage and bench seating and a double garage with custom cabinetry, bike hoist and room for a large truck. A Kinetico R/O system and water purification system complete this well-appointed home. Situated in a prime Altadore location near parks, schools, cafÃ©s and shopping, this home offers an incredible opportunity to live in one of the city's most desirable communities. Check out the 3D Virtual Tour and book your showing today.

Built in 2013

Essential Information

MLS® #	A2204977
Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,434
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	4226 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4P6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Range
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Corner Lot
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.