

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

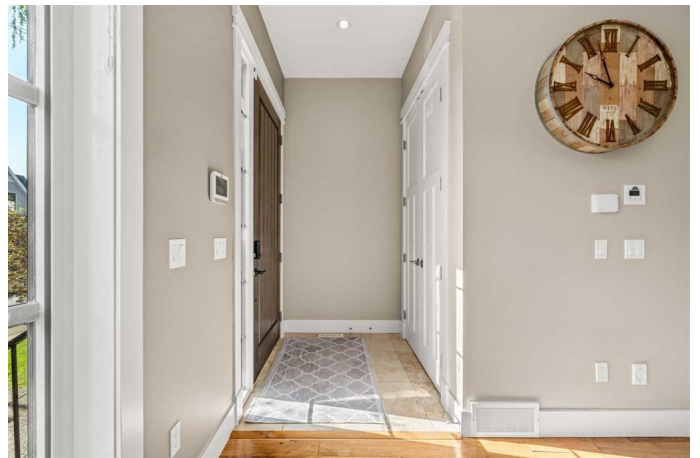
MLS® #A2234022

**\$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 Loop—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	2
Zoning	R-CG

## Listing Details

Listing Office            eXp Realty

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