

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

MLS® #A2227261

**\$1,125,000**

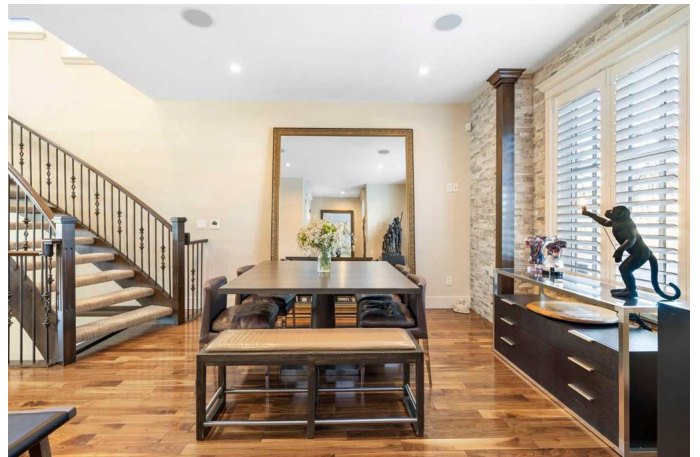
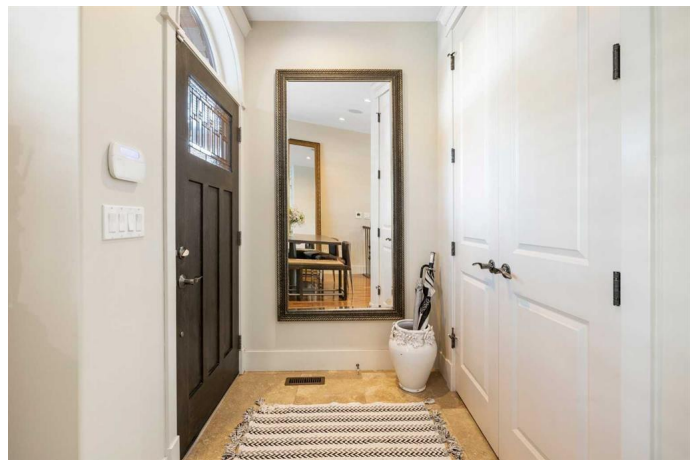
4 Bedroom, 4.00 Bathroom, 1,777 sqft

Residential on 0.06 Acres

Altadore, Calgary, Alberta

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 Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound<br>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 | 11             |
| Zoning         | R-C2           |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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