



THE
A-TEAM

**RE/MAX
FIRST**

4410 17 Street, Calgary T2T 4P8

MLS®#: **A2158878**

Area: **Altadore**

Listing Date: **09/19/24**

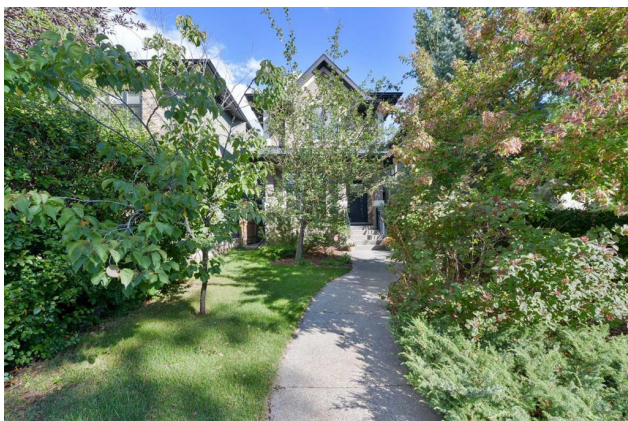
List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,977**
Low Sqft:
Ttl Sqft: **1,977**

DOM

0

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Breakfast Nook	Main	7`2" x 13`11"
Dining Room	Main	10`5" x 12`1"	Kitchen	Main	15`10" x 18`8"
Living Room	Main	15`11" x 13`10"	4pc Bathroom	Upper	5`11" x 10`3"
5pc Ensuite bath	Upper	10`4" x 9`2"	Bedroom	Upper	10`5" x 14`1"
Bedroom	Upper	11`10" x 12`11"	Laundry	Upper	6`0" x 6`6"
Bedroom - Primary	Upper	15`10" x 27`2"	Walk-In Closet	Upper	4`10" x 17`0"
4pc Bathroom	Basement	4`10" x 8`4"	Bedroom	Basement	14`8" x 11`0"

Game Room

Basement

14`8" x 19`6"

Storage
Legal/Tax/Financial

Basement

4`10" x 8`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

85AG

Remarks

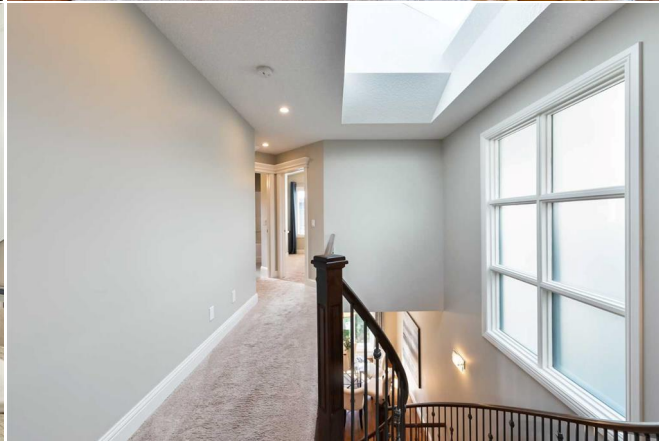
Pub Rmks: **** Open House Saturday, September 21st from 11AM - 1PM! ** Located on a quiet street in the heart of Altadore within easy walking distance to highly regarded Altadore school, as well as numerous additional public and private schools at all levels, this bright well-maintained home is infused with natural sunlight from numerous windows providing an abundance of natural sunlight throughout the day. The large dining area opens to the massive kitchen with separate breakfast nook, cabinetry and storage area, and additional side entrance with closet. Granite counters, a spacious island, a separate high top eating area, stainless steel appliances and an abundance of cabinetry including a large storage room makes this a good functioning kitchen ideal for large gatherings. Beautiful custom built in cabinetry surrounds the fireplace in the sunlit family room. A discreet powder room completes the main floor. Upstairs the massive primary bedroom sanctuary includes a huge walk-in closet, space for a lounging area, and a bright and sunny large ensuite. Two additional bedrooms, a second full bathroom, and a large laundry room with additional storage room completes the second level. The lower level features a bedroom with walk-in closet, and full bathroom separated down the hall from the large recreation room with fireplace. The maintenance free backyard offers landscaping and stone patio. Close to numerous parks including Sandy Beach and River Park, playgrounds, bike paths, a huge off leash park, and a short walk to trendy Marda Loop with its shops, cafes and restaurants. This over 2000sq ft. home exudes classic charm with contemporary additions.**

Inclusions: **NA**
Property Listed By: **RE/MAX Realty Professionals**

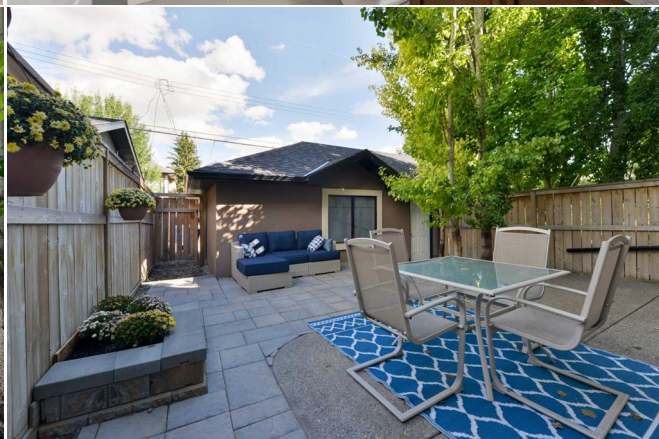
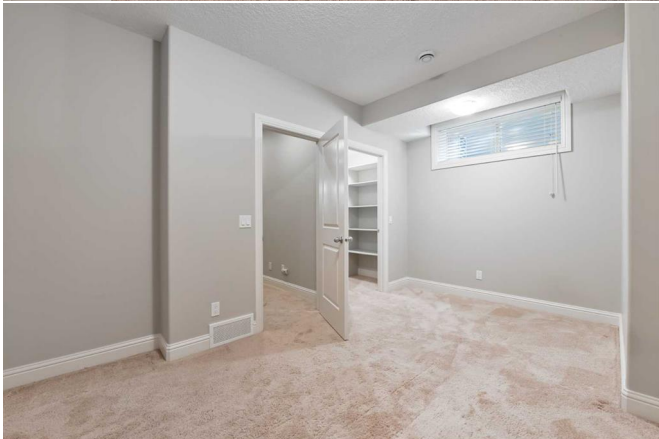
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







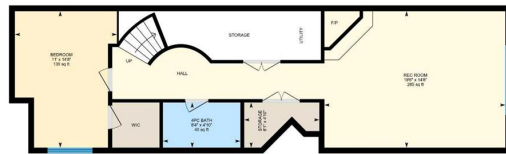






4410 17 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 732.36 sq ft
Interior Area 644.50 sq ft
Excluded Area 104.64 sq ft



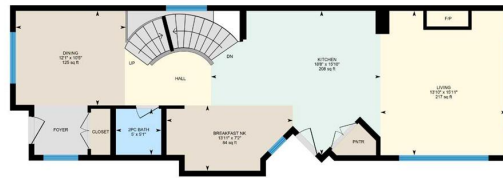
PREPARED: 2024/09/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4410 17 St SW, Calgary, AB

Main Floor Exterior Area 507.65 sq ft
Interior Area 952.64 sq ft



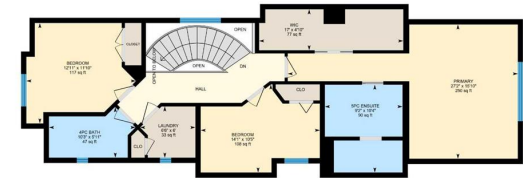
PREPARED: 2024/09/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4410 17 St SW, Calgary, AB

2nd Floor Exterior Area 1046.11 sq ft
Interior Area 228.04 sq ft
Excluded Area 22.49 sq ft



PREPARED: 2024/09/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.