



THE A-TEAM

RE/MAX FIRST

3901 17 Street, Calgary T2T 4P3

MLS®#: A2167136 Area: Altadore Listing: 09/20/24 List Price: \$1,667,500
Status: Active County: Calgary Change: -\$32k, 20-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2015
Finished Floor Area: 2,383
Lot Information: Lot Sz Ar: 5,500 sqft, Ttl Sqft: 2,383

DOM

92
Layout: 5 (3 2)
Beds: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 3

Access: Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Lot Feat: Insulated, Oversized, Triple Garage Detached
Park Feat:

Utilities and Features

Roof: Rubber Construction: Stucco, Wood Frame, Wood Siding
Heating: In Floor, Forced Air, Natural Gas Flooring: Hardwood, Tile
Sewer: Private Entrance, Private Yard Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Skylight(s), Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, Den, etc.

Kitchen	Lower	12`11" x 10`2"	Family Room	Lower	13`0" x 10`10"
Dining Room	Lower	10`2" x 6`8"	Pantry	Lower	6`2" x 5`7"
4pc Bathroom	Lower	11`0" x 5`1"	Bedroom - Primary	Lower	13`10" x 11`0"
Bedroom	Lower	12`6" x 11`9"	Laundry	Lower	6`4" x 5`4"
Furnace/Utility Room	Lower	11`10" x 7`11"	4pc Bathroom	Upper	11`5" x 8`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **463X**

Remarks

Pub Rmks: **This modern masterpiece is thoughtfully designed to integrate indoor and outdoor living on every level. It features a unique two-bedroom illegal suite with a private entrance and patio area. This versatile suite offers opportunities for generating rental income or providing independent living for family members. Situated on a corner lot, this open-concept home is filled with natural light thanks to abundant windows. It features a main-floor den and a spacious great room with patio doors opening to a covered outdoor space on two sides, seamlessly extending into the sun-soaked west-facing yard. The European-inspired kitchen is a chef's dream, featuring walnut cabinetry, high-end appliances, and a gas cooktop on the island. Other standout features include a custom walnut mudroom, a stylish powder room, and a spacious living room with an elongated gas fireplace, all set beneath striking 10-foot ceilings. Ascending to the upper floor unveils three bedrooms and a convenient laundry area. The primary bedroom offers captivating downtown vistas and delivers a spacious custom walk-in closet with a skylight: the stylish ensuite features dual sinks and a custom shower. An intimate rooftop patio with a western exposure provides an adaptable outdoor retreat. The lower-level illegal suite features a generous great room with upscale appliances, a sizable island for casual dining, and separate laundry facilities. It is all under lofty 9-foot ceilings with expansive windows, creating a welcoming ambiance. Outside, the landscaping blends mature and newly planted trees and shrubs, enhancing its aesthetic appeal. An insulated and dry-walled oversized triple garage accommodates two vehicles, with the third bay converted into a private studio for immersive "jam sessions" without disturbing the neighbourhood. It's only moments from schools and parks, with the vibrant shops, cafes, and restaurants of Marda Loop easily accessible. Community events further enhance the lively atmosphere of the neighbourhood. With its exceptional design and amenities, this property is a unique offering.**

Inclusions: -
 Property Listed By: **RE/MAX Real Estate (Central)**

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













