



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
Sub Type: Detached
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 5,500 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,383
Low Sqft:
Ttl Sqft: 2,383

DOM

62
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 3

Access:

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

Utilities and Features

Roof: Rubber
Heating: In Floor, Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard

Construction: Stucco, Wood Frame, Wood Siding
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt: 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)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, 2pc Bathroom, Mud Room, 5pc Ensuite bath, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Den, Foyer, Bedroom - Primary, Bedroom, and Laundry.

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **463X**

Zoning: **R-C2**

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**













