



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3901 17 Street, Calgary T2T 4P3**

MLS®#: **A2185086**

Area: **Altadore**

Listing Date: **01/06/25**

List Price: **\$1,637,500**

Status: **Active**

County: **Calgary**

Change: **None**

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

**3**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>7`9" x 5`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>24`11" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 15`10"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`3" x 3`10"</b>	<b>Den</b>	<b>Main</b>	<b>11`11" x 11`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`3" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 12`2"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`5" x 8`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>13`7" x 8`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 9`7"</b>

Bedroom	Second	14`3" x 10`2"	4pc Bathroom	Second	7`9" x 6`10"
Laundry	Second	7`0" x 5`1"	Living Room	Basement	13`0" x 10`10"
Dining Room	Basement	10`2" x 6`8"	Kitchen	Basement	12`11" x 10`2"
Pantry	Basement	6`2" x 5`7"	4pc Bathroom	Basement	11`0" x 5`1"
Bedroom - Primary	Basement	13`10" x 11`0"	Bedroom	Basement	12`6" x 11`9"
Laundry	Basement	6`4" x 5`4"	Furnace/Utility Room	Basement	11`10" x 7`11"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 463X  
 Zoning: R-CG

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 First

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













