

# \$1,275,000 - 4602 17 Street Sw, Calgary

MLS® #A2262877

**\$1,275,000**

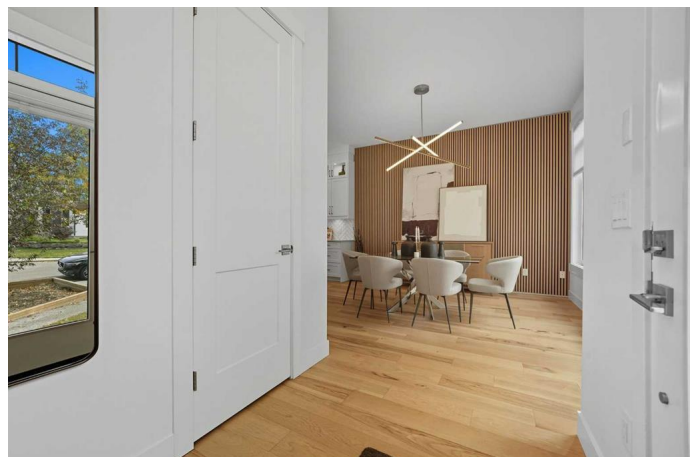
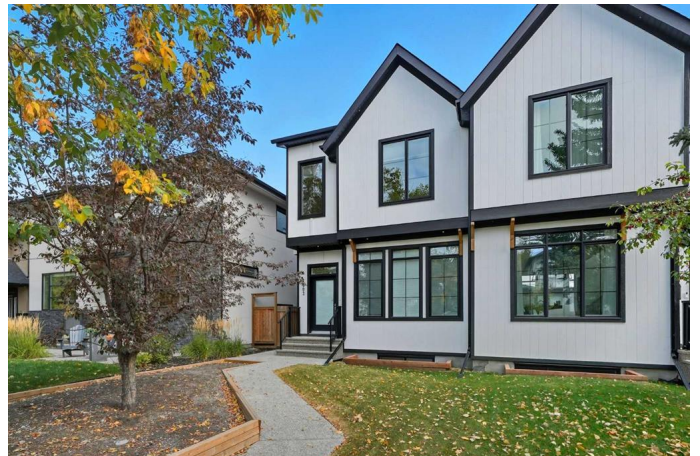
4 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Located in a prime location in sought after Altadore, this 3+1 bedroom home offers over 2900 sq ft of living space! The main level presents hardwood floors, high ceilings & plenty of natural light, showcasing the front dining area accentuated by a feature wall & modern light fixture that transitions to the kitchen, tastefully finished with oversized island/eating bar, plenty of storage space (including built-in hutch with wine fridge) & top notch stainless steel appliances. A spacious living room is anchored by a feature fireplace & built-ins. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink & storage. The primary bedroom boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & oversized glass enclosed shower. Basement development includes a spacious family/media room with custom wet bar – perfect for game or movie night. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning, built-in speakers, beautifully landscaped front garden & back yard with patio & access to the double detached garage. The premier location can't be beat – walking distance to River Park & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!

Built in 2021



## Essential Information

MLS® #	A2262877
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	4602 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4R2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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