

# \$2,100,000 - 4407 17 Street Sw, Calgary

---

MLS® #A2213579

**\$2,100,000**

4 Bedroom, 4.00 Bathroom, 2,609 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

Welcome to this exceptional custom-built executive home offers over 3,700 sqft of beautifully curated living space in the heart of Altadore, one of Calgary's most sought after inner city communities. Thoughtfully designed with elevated finishes and timeless appeal, this residence features 10 ft ceilings on both the main and upper levels, wide-plank engineered white oak hardwood flooring, and west facing backyard ideal for entertaining.

The gourmet kitchen is complete with a Miele appliance package including a 5-burner gas cooktop, double wall ovens, paneled refrigerator, quartz countertops, an expansive island with storage, and a custom walk-through pantry complete with pull-out drawers, coffee station, and extensive custom built-ins. The open concept layout is filled with natural light and seamlessly connects the kitchen, designated dining space, and living room which features a gas fireplace with more custom built-ins providing for ample storage. This open concept layout is perfect for everyday living and entertaining.

Upstairs, the luxurious primary retreat boasts soaring 12 ft ceilings, a spacious walk-in closet with built-ins, and a spa-inspired ensuite featuring a steam shower, stand-alone tub, dual vanities, heated floors, and designer finishes. Two additional oversized bedrooms with custom light fixtures and Restoration Hardware blackout window coverings, a full



bath with dual sinks and in-floor heat, plus a spacious laundry room with ample storage complete the upper level. Be sure to admire the wainscotting detailing throughout the second level.

The fully developed lower level offers 9 ft ceilings, in-floor heating, a large family room with wet bar and island, a dedicated glass-walled home gym with rubber flooring, an oversized fourth bedroom, and a stylish 3-piece bathroom.

Enjoy the professionally landscaped outdoor space with low maintenance landscaping, west backyard, irrigation system, Gemstone lighting, built in gas BBQ line.

Additional features include a [heated] double detached garage, security system with [exterior cameras], custom solid core doors, A/C, high-efficiency furnace, Navien boiler, radon mitigation system, built-in speakers, and extensive designer lighting and finishes throughout.

Steps from top-rated schools (Altadore Elementary, Rundle Academy, Masterâ€™s Academy, Lyc e Louis Pasteur), minutes to Sandy Beach, Glenmore Reservoir, River Park, and a quick commute to downtown and the vibrant Marda Loop district, this is inner-city living at its finest.

Built in 2021

**Essential Information**

MLS® #	A2213579
Price	\$2,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,609
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4407 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4R1

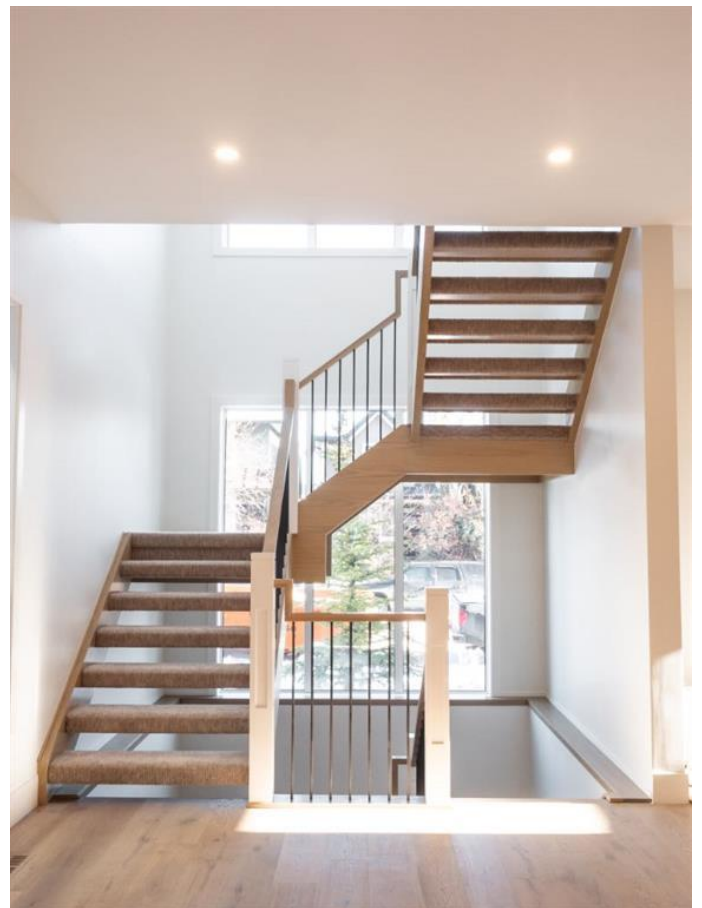
### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Convection Oven, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.