



GRASSROOTS
REALTY GROUP

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4316 17 Street SW
Calgary, Alberta

MLS # A2337576



\$1,589,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,782 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to this beautifully crafted three-storey duplex in the heart of Altadore, where luxury finishes, thoughtful design, and an unbeatable location come together. The open-concept main floor is perfect for everyday living and entertaining, featuring a spacious living room with a gas fireplace, a stunning chef-inspired kitchen with a large island, ample cabinetry, and a bright dining area. A convenient pocket office provides the ideal work-from-home space, while the mudroom leads to the private backyard and double detached garage. A 2-piece powder room completes the main level. The second floor offers three spacious bedrooms, including a well-appointed bedroom with its own ensuite featuring a double vanity. An additional full bathroom and conveniently located upper-floor laundry complete this level, providing plenty of space for family and guests. Occupying the entire third floor, the private primary retreat is a true showpiece. This luxurious space features a generous walk-in closet complete with a built-in island, creating the feel of a boutique dressing room. The spa-inspired 5-piece ensuite includes double vanities, a soaker tub, a large walk-in shower, and premium finishes throughout, offering the perfect place to unwind. Located in one of Calgary's most desirable inner-city communities, this exceptional home offers timeless curb appeal and is just moments from parks, schools, shopping, restaurants, and everything Altadore has to offer.