



GRASSROOTS
REALTY GROUP

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3816 17 Street SW
Calgary, Alberta

MLS # A2343850



\$1,340,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,612 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Steam Room, Walk-In Closet(s)		
Inclusions:	TV Bracket, 2nd AC unit		

Set on a quiet, tree-lined street in sought-after Altadore, this stunning three-storey home offers 3,500 sq. ft. of developed living space with exceptional craftsmanship, elevated finishes and thoughtful design throughout. Just minutes from Marda Loop, parks, schools, pathways, restaurants and shops, the home enjoys impressive downtown views from multiple levels. The main floor is bright and open, featuring hardwood flooring, glass and metal railings, and a striking brick feature wall that adds warmth and character. At the heart of the home is the chef-inspired kitchen, complete with Wolf, Sub-Zero and Bosch appliances, custom cabinetry, a large waterfall island and the rare convenience of a walk-in pantry. A dedicated front office/den, spacious dining area and powder room complete the main level, while double sliding doors open to the composite deck and professionally landscaped backyard. Upstairs, the luxurious primary retreat offers a generous walk-in closet and a spa-inspired ensuite with heated floors, steam shower, aromatherapy soaker tub and fireplace. Two additional spacious bedrooms, a full bathroom and conveniently located laundry room complete the second level. The third-floor loft is an incredible bonus space for entertaining, relaxing or working from home, complete with skyline views, two skylights, a full bathroom and wet bar with beverage cooler. Two sets of double sliding doors open to separate sheltered balconies, including a west-facing front balcony with its own fireplace — the perfect place to unwind and take in the city. A dedicated air-conditioning unit on the upper level provides added comfort during Calgary's warmer months. The fully developed lower level offers even more versatility with in-slab heating, a large recreation/games/media room, wet bar, fourth bedroom, full bathroom and generous storage. Additional features

include a new hot water tank, three fireplaces, three wet bars, underground sprinklers, exposed aggregate concrete, an insulated detached double garage, paved alley and professional landscaping. A rare opportunity to own a beautifully designed inner-city home offering space, style, views and an exceptional Altadore location. Some photos have been virtually staged to illustrate the potential use of the space.