

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

MLS® #A2262877

**\$1,275,000**

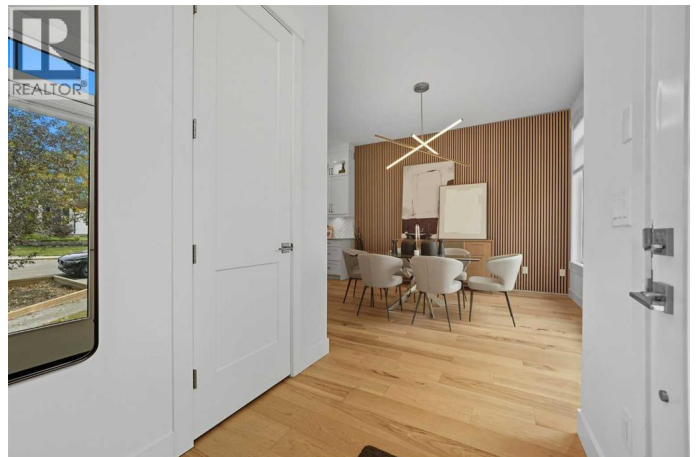
4 Bedroom, 4.00 Bathroom, 2,006 sqft

Single Family 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! (id:6289)

Built in 2021



## Essential Information

Listing #	A2262877
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	4602 17 Street Sw
Subdivision	Altadore
City	Calgary
Province	Alberta
Postal Code	T2T4R2

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Composite Siding, Stucco
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Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX First



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Listing information last updated on October 13th, 2025 at 6:16am PDT