4513 17 Street SW

Calgary | Active | MLS® A2346319

$1,825,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,701.18 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE - FRIDAY, NOV. 6, 5:30-7:30PM * Welcome to a home that feels effortlessly refined, where thoughtful design enhances the way you live. Built by inner city specialists Alliance Custom Homes, this brand-new 3-STOREY DETACHED infill brings modern elegance. Every finish, fixture, and square foot is intentional.
Inside, you're greeted by a soft, natural palette and sunlight pouring in through oversized windows. The herringbone oak floors stretch across the main level, grounding the open layout with warmth and flow. The front foyer with built-ins leads directly into the bright and serene dining area, with oversized windows and designer lighting.
A statement island with curved edges and floor-to-ceiling custom cabinetry draw your eye into the kitchen and anchor the space, complemented by designer fixtures, upgraded high-end appliances, and a seamless quartz backsplash that wraps up the wall. The custom hood fan with integrated lighting makes this kitchen just as memorable as it is beautiful.
Through to the back of the home, the living room offers a cozy retreat, with custom arched millwork, a striking gas fireplace, and designer tile to elevate the space. Oversized patio doors lead you outside to the backyard…and what a backyard it is! Zero-maintenance landscaping, a modern patio, garden bed and an outdoor gas fireplace create a quiet, cozy escape to unwind or entertain!
Upstairs, you'll find two spacious secondary bedrooms, each with walk-in closets and stylish private ensuites. A dedicated home office offers a quiet space for work-from-home days, while a spacious laundry room makes life easy with custom storage and quartz countertops. The bonus room on this level features a custom-built TV cabinet - an ideal space to unwind.
Then it's up to the top floor, reserved entirely for the primary retreat! The bedroom features a full-wall built-in and connects to a walkthrough closet that leads into a private ensuite with a large shower, designer tile, and double vanity. Just down the hall, a second bonus space is ready to impress with a built-in entertainment unit, private balcony, and a full-wall wet bar.
The fully finished basement adds even more flexibility, with a large rec area with a stylish wet bar with an arched design and integrated lighting, a fourth bedroom, and a full bath. Whether you're hosting guests or need a teen retreat, it's ready to adapt.
Set in the heart of Altadore, you're just steps from River Park and Sandy Beach, perfect for dog walks, morning jogs, or lazy weekend strolls. Grab coffee at Monogram or Neighbour, brunch at Our Daily Brett, or stock up at Blush Lane Organic Market. Marda Loop is a 3-min drive or 15-min walk away, with boutique shopping, dining, fitness studios, and more. For schools, you're in the walk zone for Altadore School and just minutes from Central Memorial High School and Rundle Academy. Quick access to Crowchild Trail puts downtown Calgary or the mountains well within reach.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346319
Bedrooms	4

Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,701.18 sq. ft.
Main Level Finished Area:	880.06 sq. ft.
Upper Level Finished Area:	1,821.12 sq. ft.
Below Grade Finished Area:	1,001.98 sq. ft.
Acreage:	No
Lot Area:	2,913 sq. ft.
Lot Frontage:	26'8 7/8 "
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2512327
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Alliance Custom Homes
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Altadore

Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'6" × 16'6" ·
Main Floor	Kitchen · 20'5" × 17'5" ·
Main Floor	Dining Room · 12'1" × 9'6" ·
2nd Floor	Bedroom · 13'10" × 12'2" ·
2nd Floor	Bedroom · 13'5" × 12'2" ·
2nd Floor	Office · 10'6" × 6'4" ·
2nd Floor	Bonus Room · 19'4" × 12'1" ·
2nd Floor	Laundry · 8'8" × 5'8" ·
3rd Floor	Bedroom - Primary · 17'4" × 13'5" ·
3rd Floor	Walk-In Closet · 9'2" × 5'9" ·
3rd Floor	Bonus Room · 17'5" × 14'7" ·
3rd Floor	Other · 8'5" × 3' ·
Basement	Bedroom · 12'1" × 11'4" ·
Basement	Game Room · 18'9" × 16'2" ·
Basement	Furnace/Utility Room · 8'10" × 8'2" ·
Basement	Other · 8'7" × 2'7" ·
Basement	Walk-In Closet · 10'3" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard

Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4513-17-street-sw-calgary-a2346319/

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