

# \$1,000,000 - 4001 17 Street Sw, Calgary

MLS® #A2225541

**\$1,000,000**

5 Bedroom, 3.00 Bathroom, 1,474 sqft  
Residential on 0.12 Acres

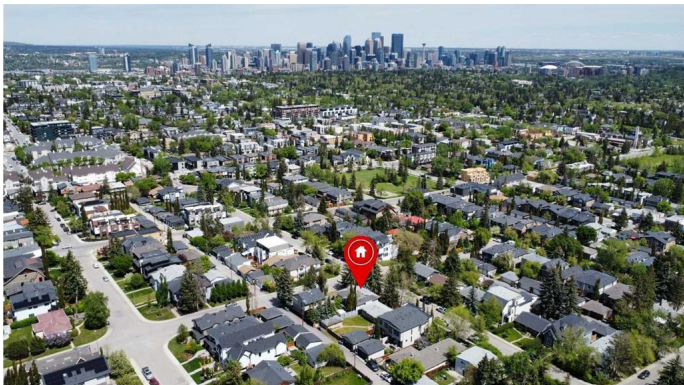
Altadore, Calgary, Alberta

Discover a rare and exciting development opportunity in the heart of Altadore, one of Calgary’s most coveted inner-city communities. This elevated 5,425 sq ft corner lot comes with an approved Development Permit for a stunning custom single-family home that could be built by the seller. Zoned R-CG, the property offers remarkable flexibility—pursue the approved single-family build, apply to develop two semi-detached homes or three townhomes, or renovate the existing structure to suit your needs. Perched to capture potential downtown views from a second level, the current home features 3 bedrooms and 2 bathrooms on the main floor, along with an illegal basement suite that includes 2 bedrooms, a 3-piece bath, kitchen, and laundry. Ideally located just steps from Marda Loop’s vibrant shops, cafes, parks, and top-rated schools, this property presents endless possibilities in a thriving, high-demand neighborhood.

Built in 1986

## Essential Information

MLS® #	A2225541
Price	\$1,000,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,474



Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4001 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4P5

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), French Door
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	21
Zoning	R-CG

**Listing Details**

Listing Office                      Real Broker

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