

# \$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

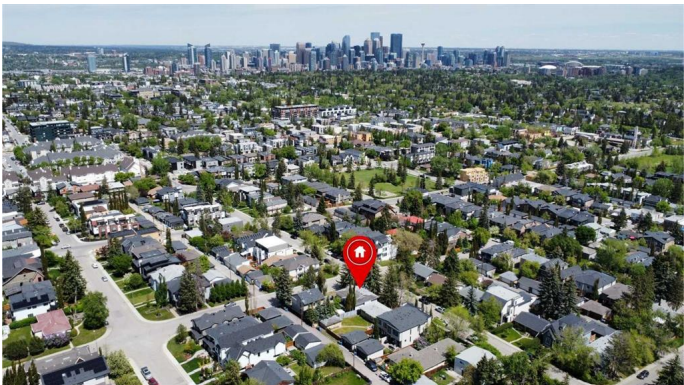
Altadore, Calgary, Alberta

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	34
Zoning	R-CG

Listing Details

Listing Office                      Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.