



5016 17 Street SW
Calgary, Alberta

MLS # A2271846



\$809,000

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| Division: | Altadore | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,624 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Garage Door Opener, Single Garage Detached, Titled | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Other, See Remarks | | |

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|--------------------|---|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 427 |
| Basement: | Full | LLD: | 5-24-1-W5 |
| Exterior: | Cedar, Mixed, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Wet Bar | | |
| Inclusions: | n/a | | |

This 3-storey Townhouse by RNDSQR offers over total 2,290 sqft of well-designed, features open, bright, wide-plank hardwood, large windows, and a seamless flow from the living and dining area into a perfect kitchen with quartz counters, a gas range and high-end appliances on main level. On the second level, you'll see a comfortable primary bedroom with a 4-piece ensuite and walk-in closet, a second bedroom, a full 4-pieect bathroom, and laundry area. Upstair on the 3rd level there's a bonus room which gives you the options for a home office, second living room, or converted into another bedroom. From there step out onto your private rooftop patio with views of Glenmore Athletic Park. The fully finished basement adds a third bedroom, full bathroom, and a rec space that works well as a guest area, gym, or cozy media room. You can access privately to the detached garage through your backdoor. Just steps from River Park, Sandy Beach, and Glenmore Athletic Park.