



GRASSROOTS
REALTY GROUP

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5016 17 Street SW
Calgary, Alberta

MLS # A2271846



\$809,000

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		

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-piece bathroom, and laundry area. Upstairs 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.