



# 3901 17 Street Calgary Alberta

\$1,637,500

This modern masterpiece is thoughtfully designed to integrate indoor and outdoor living on every level. It features a unique two-bedroom illegal suite with a private entrance and patio area. This versatile suite offers opportunities for generating rental income or providing independent living for family members. Situated on a corner lot, this open-concept home is filled with natural light thanks to abundant windows. It features a main-floor den and a spacious great room with patio doors opening to a covered outdoor space on two sides, seamlessly extending into the sun-soaked west-facing yard. The European-inspired kitchen is a chef's dream, featuring walnut cabinetry, high-end appliances, and a gas cooktop on the island. Other standout features include a custom walnut mudroom, a stylish powder room, and a spacious living room with an elongated gas fireplace, all set beneath striking 10-foot ceilings. Ascending to the upper floor unveils three bedrooms and a convenient laundry area. The primary bedroom offers captivating downtown vistas and delivers a spacious custom walk-in closet with a skylight; the stylish ensuite features dual sinks and a custom shower. An intimate rooftop patio with a western exposure provides an adaptable outdoor retreat. The lower-level illegal suite features a generous great room with upscale appliances, a sizable island for casual dining, and separate laundry facilities. It is all under lofty 9-foot ceilings with expansive windows, creating a welcoming ambiance. Outside, the landscaping blends mature and newly planted trees and shrubs, enhancing its aesthetic appeal. An insulated and dry-walled oversized triple garage accommodates two vehicles, with the third bay converted into a private studio for immersive "jam sessions" without disturbing the neighbourhood. It's only moments from schools and parks, with the vibrant shops, cafes, and res...

- Primary Bedroom 13.00 Ft x 12.17 Ft
- 5pc Bathroom 11.42 Ft x 8.67 Ft
- Other 13.58 Ft x 8.33 Ft
- Bedroom 14.25 Ft x 9.58 Ft
- Bedroom 14.25 Ft x 10.17 Ft
- 4pc Bathroom 7.75 Ft x 6.83 Ft

- Pantry 6.17 Ft x 5.58 Ft
- 4pc Bathroom 11.00 Ft x 5.08 Ft
- Primary Bedroom 13.83 Ft x 11.00 Ft
- Bedroom 12.50 Ft x 11.75 Ft
- Laundry room 6.33 Ft x 5.33 Ft
- Furnace 11.83 Ft x 7.92 Ft

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Listing Presented By:



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Laundry room 7.00 Ft x 5.08 Ft  
Living room 13.00 Ft x 10.83 Ft  
Dining room 10.17 Ft x 6.67 Ft  
Kitchen 12.92 Ft x 10.17 Ft

Foyer 7.75 Ft x 5.33 Ft  
Living room 24.92 Ft x 13.75 Ft  
Dining room 12.92 Ft x 8.58 Ft