

\$649,900 - 1, 4715 17 Avenue Nw, Calgary

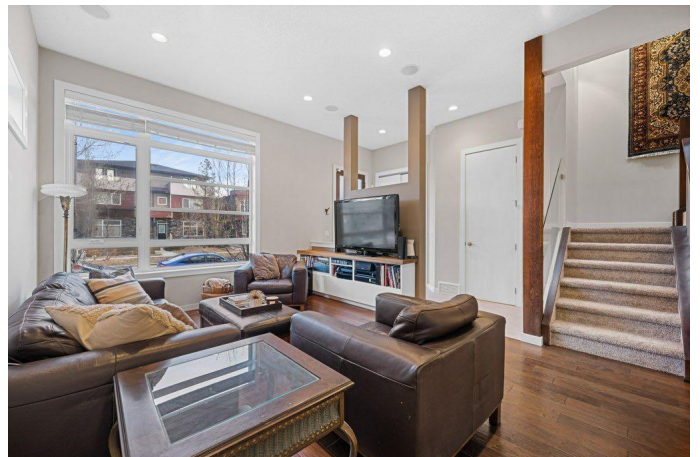
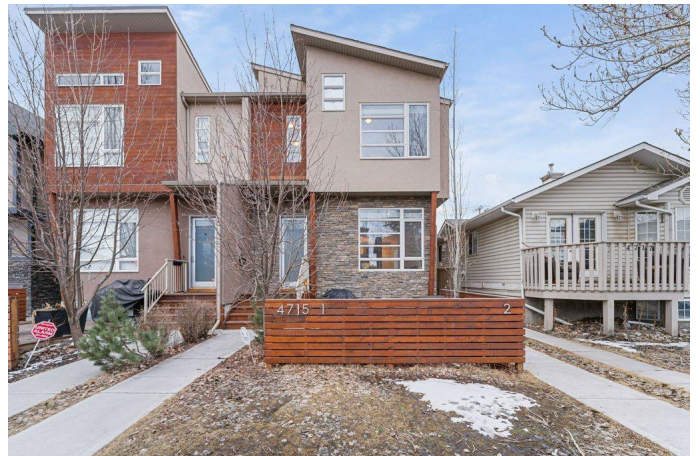
MLS® #A2200194

\$649,900

3 Bedroom, 4.00 Bathroom, 1,488 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this stunning townhouse in the sought-after community of Montgomery! Offering over 2,000 square feet of beautifully designed living space, this home has it all. Step inside and be greeted by soaring 10-foot ceilings and engineered hardwood flooring throughout the bright and open main level. The living room features a built-in entertainment area, a 2-way fireplace, and flows seamlessly into the dining area – perfect for entertaining. The gourmet kitchen showcases sleek high-gloss cabinetry, quartz countertops, and high-end appliances, including a gas stove, built-in oven, and microwave. A spacious island adds both prep space and seating, while the dining area offers plenty of room for gatherings. Enjoy the added luxury of built-in speakers on the main floor and in the basement, perfect for creating ambiance throughout your living and entertaining spaces. Upstairs, your primary retreat awaits with soaring 12-foot ceilings, bright windows, a gorgeous walk-in closet, and a luxurious 5-piece ensuite complete with a freestanding tub, custom tiled shower & skylight. The second upstairs bedroom also features its own 4-piece ensuite bathroom with quartz counters. For added convenience, the top-floor laundry room includes a sink and plenty of storage. The fully developed lower level offers even more living space, featuring durable and comfortable cork flooring, a large recreation room with wet bar, a third bedroom with an egress window, additional storage and a



3-piece bathroom. Enjoy outdoor living on your private front patio, perfect for relaxing or entertaining guests. With easy access to shopping, schools, parks, and more, this home truly offers the best of Montgomery living. All of this comes with a single detached garage with additional storage, central air conditioning, and a roughed in central vacuum system. Don't miss your chance to call this beautiful home yours - book your showing today!

Built in 2012

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2200194 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,488 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1, 4715 17 Avenue Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0P4 |

Amenities

| | |
|----------------|--------------------------------------------|
| Amenities | Parking, Laundry, Secured Parking, Storage |
| Parking Spaces | 1 |

Parking Single Garage Detached
of Garages 1

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Solar Tube(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Double Sided, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Front Yard, Lawn, Level, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 30
Zoning M-C1

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.