

2, 4726 17 Avenue NW
Calgary, Alberta

MLS # A2219110



\$680,000

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|------------------|---|---------------|-------------------|
| Division: | Montgomery | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,736 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Level, Low Maintenance Landscape, Private | | |

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|--------------------|--|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 150 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: N/A

Welcome Home to Montgomery! Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 2300sq/ft of total living space! The main floor features 9-foot ceilings and an inviting open-concept layout. The kitchen has stainless steel appliances, granite countertops, modern white cabinetry, and hardwood flooring that extends into the living area—with a cozy gas fireplace. A discreet 2-piece powder room is conveniently located near the rear entrance, which opens to a private, low-maintenance yard with newly installed turf. On the second floor, you'll find a spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite. This level also includes a second bedroom, another full 4-piece bathroom, and a stackable laundry area for added convenience. The third level adds an additional primary suite featuring a generous walk-in closet, a 5-piece ensuite with a double vanity and soaker tub and access to a private balcony—perfect for enjoying your morning coffee. A built-in wet bar enhances the functionality of this level, which can also be adapted as a media or entertainment room. The fully finished basement adds even more living space, with an additional bedroom, a 4-piece bathroom, and a comfortable family room. Additional highlights include central air conditioning, a detached single garage with direct access to your private yard, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home offers exceptional connectivity while still maintaining a peaceful neighborhood feel. Don't miss this opportunity to own a

beautifully crafted home in the vibrant community of Montgomery.