

**4410 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2298245**



**\$849,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**2 BEDROOMS LEGAL SUITE!** Welcome to this beautifully finished home in the highly desirable community of Montgomery, 1,912 sq. ft. and a fully self-contained legal basement &mdash;perfect for rental income, extended family, or investment potential. The main floor features a bright and functional layout with both a spacious living room and a separate family room, providing flexibility for everyday living and entertaining. The modern kitchen is thoughtfully designed with quartz countertops, a large island, gas stove, walk-in pantry, and ample cabinetry, seamlessly connecting to the dining area. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The legal basement offers a separate entrance and includes two bedrooms, a full 4-piece bathroom, a kitchen, and its own living space. Currently rented, provides excellent mortgage support or long-term rental income. Outside, the landscaped backyard is designed for enjoyment, featuring a large deck with gas hookup for BBQ, space for outdoor entertaining, and added privacy. The double detached garage offers secure parking and additional storage. Ideally located close to schools, parks, shopping, restaurants, and major amenities, with quick access to downtown, the Bow River pathways, Market Mall, U of C, and Foothills Hospital&mdash;this home offers the perfect blend of convenience and lifestyle. An exceptional opportunity to own a versatile property in one of Calgary&rsquo;s most sought-after inner-city communities.