

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

MLS® #A2200194

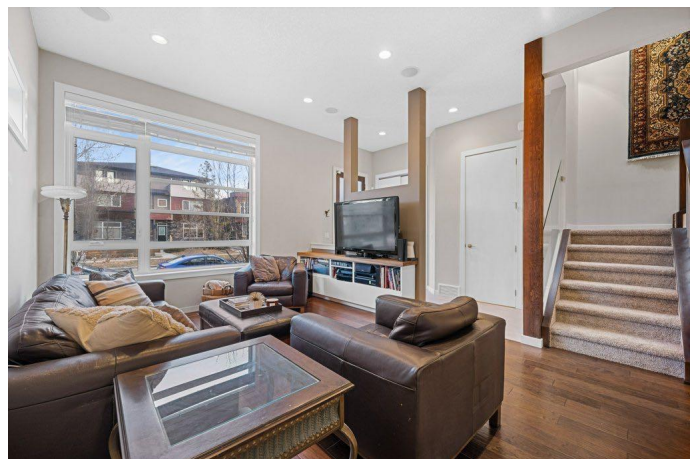
**\$649,900**

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, Secured Parking, Storage, Laundry |
| 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, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s), Solar Tube(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In                                                                      |
| 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 | 56              |
| Zoning         | M-C1            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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