

# \$599,900 - 2, 4709 17 Avenue Nw, Calgary

MLS® #A2225874

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,329 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

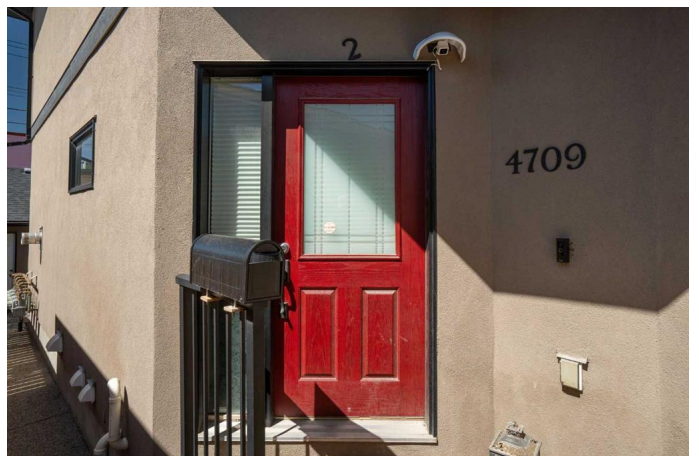
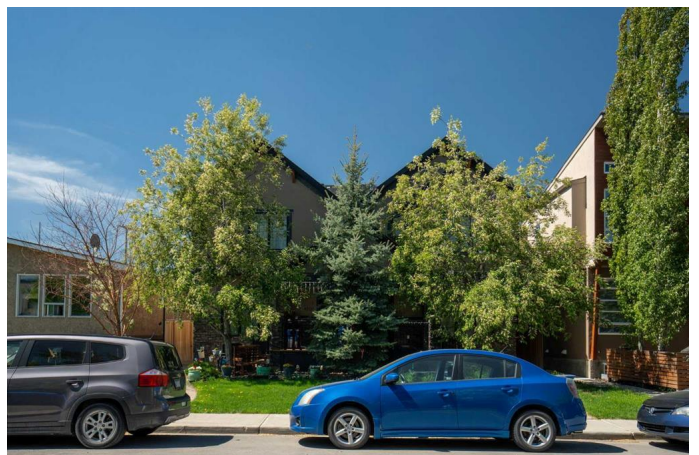
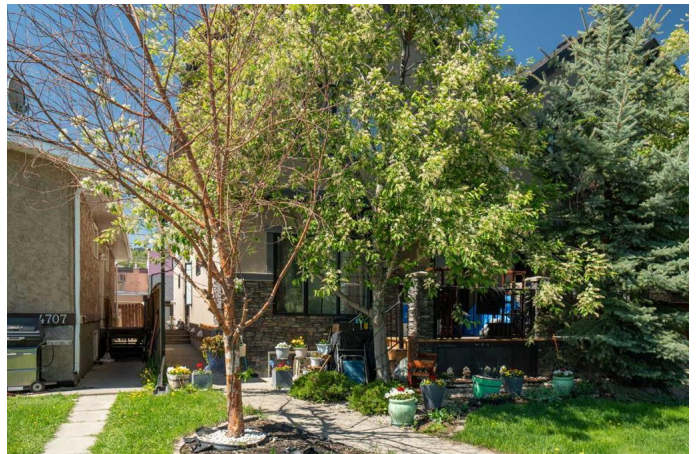
Don't miss this amazing opportunity to own a beautifully upgraded 2-storey townhome in one of Calgary's most sought-after communities. This stylish home features granite countertops throughout, hardwood floors, tile, 9' ceilings, a gas fireplace with custom built-ins, and a bright open layout with sunny south exposure. Enjoy the south-facing deck and patio, along with a single detached garage. Comfort is key with air conditioning, Hunter Douglas blackout blinds, and powered blinds in the main living area.

The main floor offers a gourmet kitchen with island and corner pantry, an open dining area, a spacious living room with gas fireplace, a powder room, and both front and rear entrances. Upstairs boasts a rare double master suite layout, each with its own ensuite and walk-in closet, plus upper floor laundry for ultimate convenience.

The fully finished basement includes a third bedroom, media/family room, full bathroom, and additional storage space.

All this for an ultra-low \$150/month condo fee. Pride of ownership shines in this move-in ready gem.

Convenience is the key—just steps from University District and Market Mall, with unbeatable access to Main Street amenities, incredible parks, over half a dozen leash and



off-leash dog parks, the Bow River Pathway, NOtaBLE Restaurant, and scenic trails. You're also a short drive to downtown and the Rocky Mountains, making this an ideal location for professionals, students, pet lovers, and outdoor enthusiasts alike.

The Montgomery development committee continues to revitalize the area through business upgrades, rezoning initiatives, and a bold vision to transform Montgomery into Calgary's next premier inner-city hotspot.

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225874               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,329                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 4709 17 Avenue Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0P4              |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | M-C1           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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