\$650,000 - 2, 4728 17 Avenue Nw, Calgary

MLS® #A2232325

\$650,000

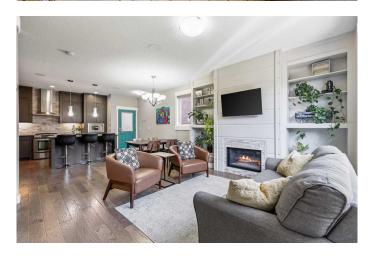
4 Bedroom, 5.00 Bathroom, 1,738 sqft Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this well maintained 4 Bed / 4.5 Bath home with 2271 Sq Ft of developed living space, AIR CONDITIONING and a single detached garage in the heart of Montgomery which is arguably one of NW Calgary's most sought after communities with a great location providing easy access to HWY 1 to Canmore/Banff, to Downtown, Shouldice Park, Montalban Park, Canada Olympic Park, Schools, Restaurants, Pubs, Shopping, Public Transit and the Bow River! The main floor features hardwood flooring that flows seamlessly into the living room with a gas fireplace feature wall with built-in shelving, the dining room and modern kitchen with granite countertops, tile backsplash and high quality stainless steel appliances including a Bosch Dishwasher (replaced 2024), Jenn-Air Fridge and Jenn-Air Gas Range. At the rear of the main floor you will find the half bathroom and the private fenced backyard with a BBQ gas line and it also provides access to the detached garage. The upper floor hosts the large primary bedroom retreat with a luxurious 5-piece ensuite bathroom including a dual sink vanity, spacious walk-in closet, a wet bar and a sunny balcony that is perfect for relaxing in the sun after a long day. One level down you'll find the laundry, two more bedrooms and two more full bathrooms including another ensuite bathroom. The basement hosts a family room perfect for movie nights, an exercise space or for entertaining with another wet bar. Adjacent you will find another full bathroom and the 4th







bedroom. The mechanical in this home is excellent with a high efficiency furnace and the hot water tank was just replaced in 2022. This is a well maintained home in a great location that is PET FRIENDLY and the low condo fees are only \$150/monthly! This home is the definition of pride of home ownership and must be viewed to fully appreciate!

Built in 2013

Essential Information

MLS® # A2232325 Price \$650,000

Bedrooms 4

Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 1,738
Acres 0.00
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 2, 4728 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P5

Amenities

Amenities Secured Parking

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No

Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar, Breakfast

Bar

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 65

Zoning M-C1

Listing Details

Listing Office Grassroots Realty Group

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