

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

MLS® #A2200194

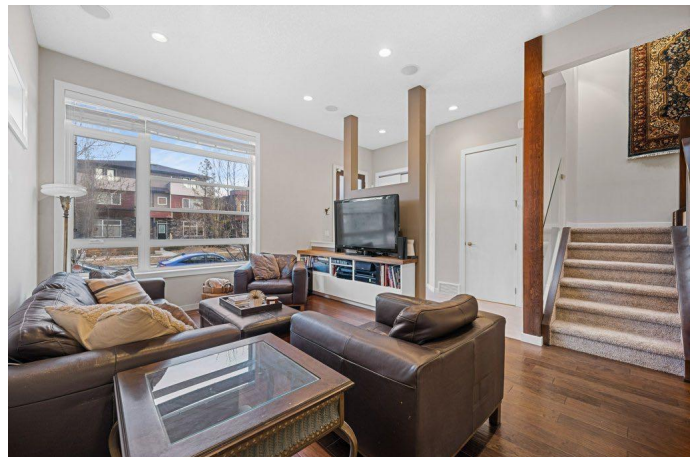
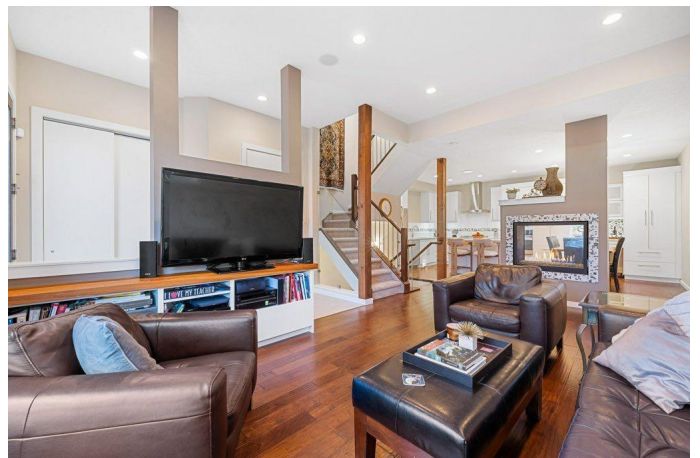
**\$649,900**

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	54
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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