

**2, 4726 17 Avenue NW  
Calgary, Alberta**

**MLS # A2219110**



**\$665,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Welcome Home to Montgomery! Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 2300sq/ft of total living space! The main floor features 9-foot ceilings and an inviting open-concept layout. The kitchen has stainless steel appliances, granite countertops, modern white cabinetry, and hardwood flooring that extends into the living area—with a cozy gas fireplace. A discreet 2-piece powder room is conveniently located near the rear entrance, which opens to a private, low-maintenance yard with newly installed turf. On the second floor, you'll find a spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite. This level also includes a second bedroom, another full 4-piece bathroom, and a stackable laundry area for added convenience. The third level adds an additional primary suite featuring a generous walk-in closet, a 5-piece ensuite with a double vanity and soaker tub and access to a private balcony—perfect for enjoying your morning coffee. A built-in wet bar enhances the functionality of this level, which can also be adapted as a media or entertainment room. The fully finished basement adds even more living space, with an additional bedroom, a 4-piece bathroom, and a comfortable family room. Additional highlights include central air conditioning, a detached single garage with direct access to your private yard, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home offers exceptional connectivity while still maintaining a peaceful neighborhood feel. Don't miss this opportunity to own a

beautifully crafted home in the vibrant community of Montgomery.