

**2, 4416 17 Avenue NW  
Calgary, Alberta**

**MLS # A2221789**



**\$665,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 238
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

This isn't your average townhome. Just steps to the river, loaded with thoughtful upgrades, and unlike anything else in Montgomery. Bright, grand, and meticulously designed, this home was built with pride and intention in every detail. Soaring 11 ft ceilings in the living room, 10 ft ceilings throughout the main level, 9 ft doors, and extra windows create an unusually bright and airy atmosphere. Just because it's a townhome doesn't mean you have to compromise on space or luxury. The kitchen is a true showpiece, an inspiring space to cook, entertain, and gather. Enjoy expansive counter space, full-height cabinetry with under-cabinet lighting, a bold blue arabesque backsplash, chimney-style hoodfan, gas stove, and a FULL pantry. Upstairs, the primary suite is a sanctuary. Vaulted ceilings, oversized windows, and custom built-ins in the expansive walk-in closet. The ensuite is spa-level and rivals those in detached homes, featuring a deep soaker tub, oversized shower, double vanity with extra drawers, and heated floors. The upper level is complete with a second bedroom with its own ensuite (double primary layout) and a full laundry room with sink and cabinetry. Downstairs, the finished basement offers even more: a built-in entertainment unit, wet bar, third bedroom, and full bathroom. Enjoy your private low-maintenance outdoor space complete with a deck, leading to your parking stall in a shared double garage. Additional upgrades include: built-ins in every closet, central A/C, vacuum rough-in, gas line for BBQ/heater, ceiling speakers throughout, garburator rough-in, extra windows, irrigation system, Alarm rough-in, and modern glass railings. No pet restrictions! Bring your furry family members and settle into a home that truly has it all. The location is unbeatable! Walk to the river and Edworthy Park, drive just 15 minutes to downtown,

and explore the emerging cafes and restaurants along Bowness Road. Montgomery is a treasured gem of a community and now, you can be part of it. Stop settling. This one delivers on all fronts: style, space, and location. It's the upgrade you didn't know you needed. Let's get you through the door before someone else beats you to it!