

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

MLS # A2248823



\$640,000

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

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

Inclusions: 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 new 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.