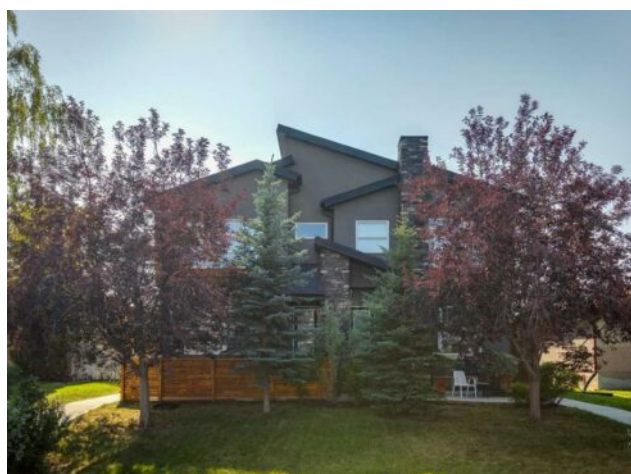


2, 4613 17 Avenue NW  
Calgary, Alberta

MLS # A2255491



**\$589,900**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                                    |               |                   |
| <b>Type:</b>     | Residential/Four Plex                         |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 1,325 sq.ft.                                  | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached                        |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape, Private |               |                   |

|                    |                                                                                                                          |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), 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> | \$ 368 |
| <b>Basement:</b>   | Finished, Full                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                            | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bookcases, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

Experience modern sophistication in this beautifully crafted residence, perfectly situated in the desirable community of Montgomery. Designed with both elegance and practicality in mind, this home showcases two private master retreats upstairs and a stunning open-concept main floor where style meets function. The chef's kitchen features a striking oversized island, high-end stainless steel appliances, and a professional gas range, all opening onto a spacious great room anchored by a sleek gas fireplace framed with custom built-in bookcases. Sunlight pours through expansive south-facing windows, creating a warm and inviting atmosphere throughout. The fully developed lower level offers a generous family room, an additional bedroom with a walk-in closet, a luxuriously finished bathroom, and abundant storage. A private garage and low-maintenance yard complete this exceptional property. Ideally located steps from Foothills Hospital, the University of Calgary, Alberta Children's Hospital, and a vibrant selection of restaurants and cafés, this home combines refined design with unmatched convenience. A rare offering—this is truly a home to be treasured.