

# \$640,000 - 2, 4726 17 Avenue Nw, Calgary

MLS® #A2248823

**\$640,000**

4 Bedroom, 5.00 Bathroom, 1,736 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome Home to Montgomery!

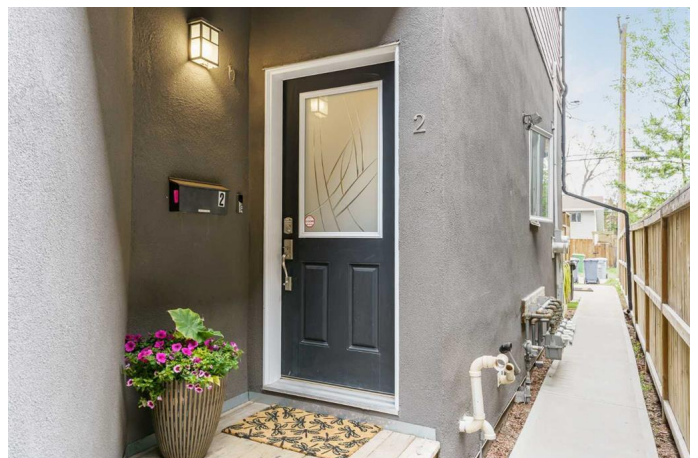
Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 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.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248823      |
| Price          | \$640,000     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,736         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 4726 17 Avenue Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0P5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                   |
| Heating           | Central, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                 |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco                                                |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 18                |
| Zoning         | M-C1              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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