

\$859,900 - 4528 17 Avenue Nw, Calgary

MLS® #A2268569

\$859,900

4 Bedroom, 4.00 Bathroom, 1,939 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

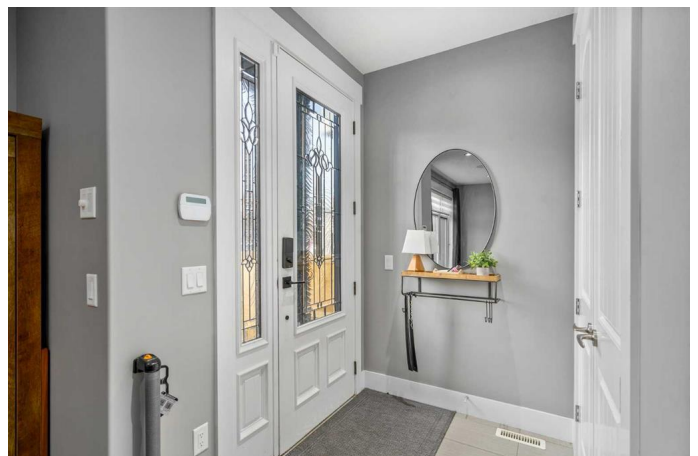
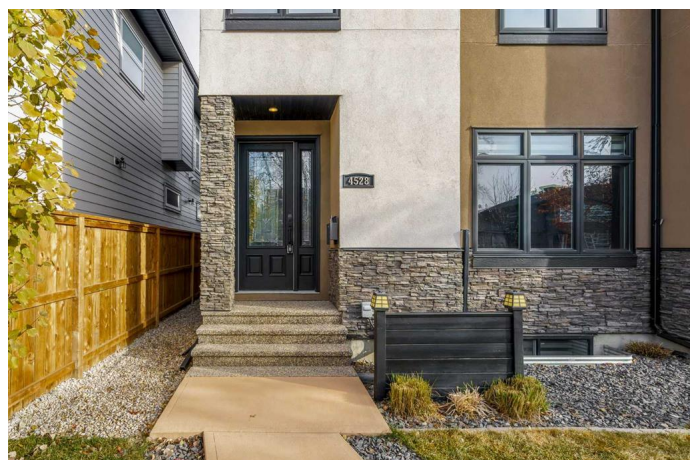
Welcome to your dream home in the heart of Montgomery, one of Calgary's most sought after and revitalized inner city communities! This stunning, fully finished custom built infill offers approx 2800sq. ft. of beautifully maintained living space featuring 4 bedrooms, 3.5 bathrooms, and a double detached garage.

Step inside to discover an inviting open concept main floor with 9'™ ceilings, gleaming hardwood floors, and a sun filled living room anchored by a sleek gas fireplace with custom built-in shelving. The chef's kitchen impresses with premium stainless steel appliances including a VIKING gas cooktop, pot filler, and an oversized granite island, perfect for entertaining. Additional main floor highlights include a spacious mudroom, bright dining area, and built-in speakers throughout.

Upstairs, unwind in the luxurious primary suite complete with a spa-inspired 5-piece ensuite featuring a large steam shower, oversize jetted tub, dual vanities, and heated floors. Two additional bedrooms, a stylish 4-piece bath, and a convenient upper-level laundry complete the second floor.

The fully developed basement adds incredible versatility with a large recreation room, wet bar, 4th bedroom, full bath and ample storage.

Outside, enjoy low-maintenance landscaping



and a custom deck with pull-down shades, the perfect spot for summer evenings. The home also features a water softener and reverse osmosis system for your comfort and peace of mind.

Ideally located steps from the Bow River, parks, schools, pathways, and just minutes to popular restaurants, coffee shops, COP, Market Mall, and major routes, this property blends modern luxury with unbeatable convenience.

Don't miss your chance to call this exceptional Montgomery home your own!

Built in 2014

Essential Information

MLS® #	A2268569
Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,939
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4528 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	2
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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