

\$599,900 - 2, 4534 17 Avenue Nw, Calgary

MLS® #A2248679

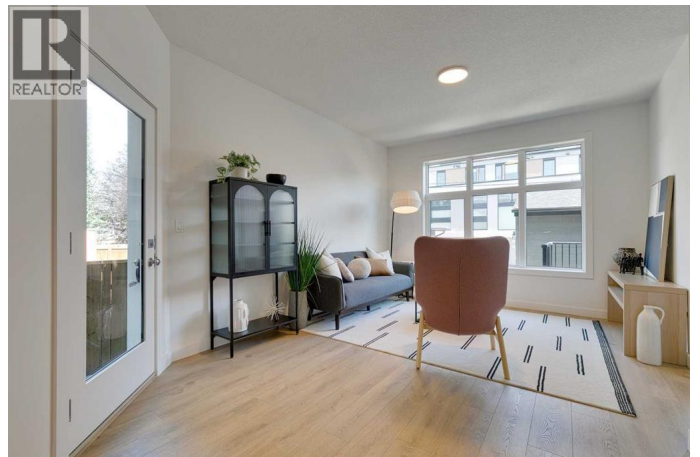
\$599,900

2 Bedroom, 3.00 Bathroom, 1,330 sqft

Single Family on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this stunning brand-new fourplex by Aldebaran Homes, where modern living meets an unbeatable location! The open-concept layout creates a bright and airy atmosphere throughout, making every space feel inviting. Step into the large family room, featuring impressive 9-foot ceilings—perfect for unwinding after a busy day. The massive kitchen is a chef's dream, offering abundant cabinet space and a spacious island ideal for entertaining friends and family. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom, providing a luxurious and private retreat. Say goodbye to lugging laundry up and down the stairs, thanks to the conveniently located upstairs laundry room. Looking to personalize your space? The basement is roughed in and ready for development, offering the potential for an additional bedroom and bathroom. The big ticket items on this home were carefully thought about, HRV System, efficient building envelope, double pane low e windows, and hardie board siding with manufactured stone. Nestled on a quiet street in Montgomery, you're just steps away from the Bow River, with easy access to numerous parks, green spaces, and recreational opportunities. Plus, the amenities of Bowness Road are just a short drive away, giving you shopping, dining, and entertainment at your fingertips. With low maintenance living, 9-foot ceilings throughout the main level and basement, and a spacious kitchen with ample storage, this property truly



has it all. This is the last unit!!! Donâ€™t miss your chance to make this beautiful townhome your ownâ€™call your realtor today! (id:6289)

Built in 2025

Essential Information

Listing #	A2248679
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 4534 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0P1

Amenities

Amenities	Playground, Schools
Features	See remarks, Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	See Remarks
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Charles



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