\$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 ceilingsâ€"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'II 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!!! Don'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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