

# \$644,900 - 1, 4728 17 Avenue Nw, Calgary

MLS® #A2262227

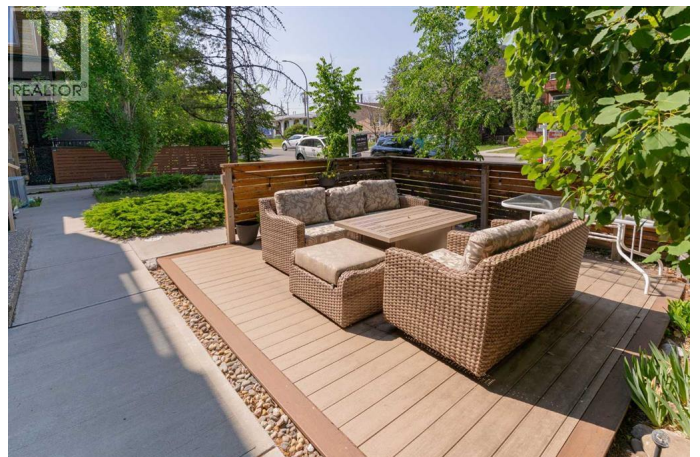
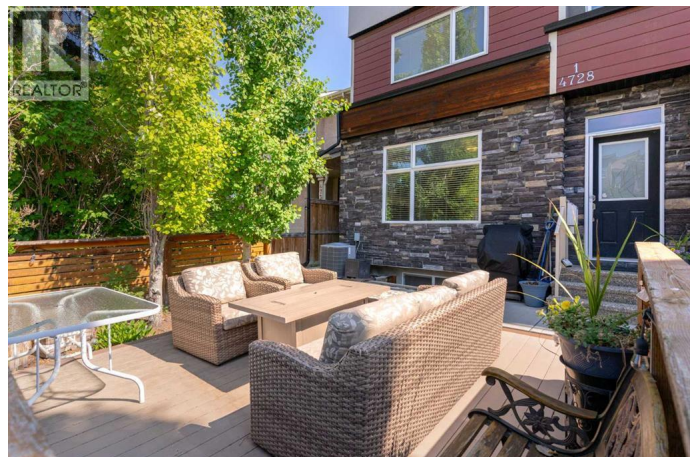
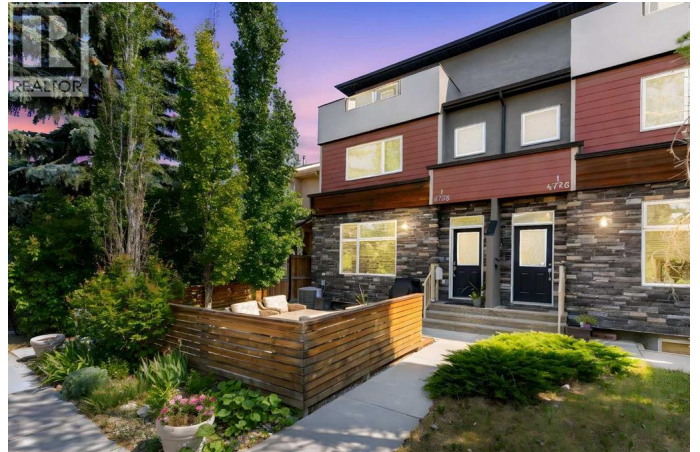
**\$644,900**

3 Bedroom, 5.00 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to Montgomery! Nestled in one of Calgary's most desirable communities, this beautifully designed front unit in a stylish four-plex offers the perfect blend of modern living and prime location—just minutes from the Bow River and surrounded by a wealth of local amenities. With south-facing exposure and a sun-soaked front patio, this well-maintained home offers over 2,200 sq ft of total living space across four thoughtfully designed levels. From the moment you step inside, you'll appreciate the attention to detail, comfort, and functionality throughout. The main floor features soaring 9-foot ceilings and an inviting open-concept layout. A gourmet kitchen anchors the space, boasting quartz countertops, stainless steel appliances, sleek modern cabinetry, and rich hardwood flooring that flows into the living room—complete with a cozy gas fireplace. A discreet 2-piece powder room rounds out the main level. Upstairs, the second floor includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. A second bedroom, another full 4-piece bath, and convenient stackable laundry are also found on this level. The third-floor loft is a true standout, offering a versatile flex space that can serve as an additional primary suite, media room, or home office. It features a generous walk-in closet, a luxurious 5-piece ensuite with double vanity and soaker tub, a built-in wet bar, and access to a private balcony—ideal for your morning coffee or



evening unwind. The fully finished basement provides even more living space, including a third bedroom, a 3-piece bath, and a comfortable family or recreation room—perfect for guests or movie nights. Additional highlights include central air conditioning, a detached single garage, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home combines exceptional connectivity with the charm and tranquility of the Montgomery neighborhood. Don't miss your chance to own this stunning, move-in-ready home in one of Calgary's most vibrant communities!

(id:6289)

Built in 2013

**Essential Information**

Listing #	A2262227
Price	\$644,900
Bedrooms	3
Bathrooms	5.00
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1, 4728 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0P5

**Amenities**

Amenities	Park, Playground, Schools, Shopping
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Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX First



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