



GRASSROOTS
REALTY GROUP

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1, 4618 17 Avenue NW
Calgary, Alberta

MLS # A2230968



\$619,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to one of Montgomery's best new listings, This beautiful home exudes quality and comfort with 2 large primary bedrooms and huge windows that drench all floors in natural light, ideally located on a quiet street. Also Just minutes from downtown Calgary, this home offers exceptional walkability to beloved local restaurants, as well as the river, miles of walking paths, nearby schools, parks, shops, and convenient public transit. Thoughtfully crafted by Stone West homes, this townhouse exemplifies upscale inner-city living with impeccable attention to detail and premium finishes throughout. From the glistening white quartz countertops and engineered hardwood floors to the elegant custom fireplaces, every element speaks to quality and sophistication. The upper level boasts two spacious bedrooms, each featuring its own ensuite and walk-in closet, along with the convenience of upper-floor laundry. The fully developed basement offers additional living space with a third bedroom, a four-piece bathroom, and a generous family room—perfect for relaxing or entertaining. A single detached garage adds both practicality and value to this remarkable home.