

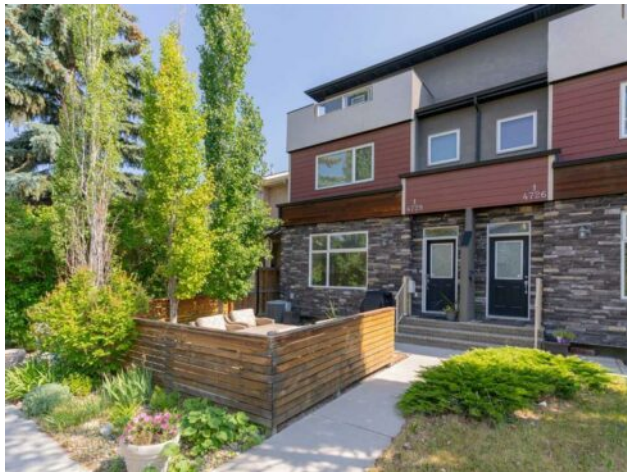


**GRASSROOTS**  
REALTY GROUP

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1, 4728 17 Avenue NW  
Calgary, Alberta

MLS # A2232265



**\$679,000**

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,693 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** Third floor electric fireplace

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!