



GRASSROOTS
REALTY GROUP

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2, 4728 17 Avenue NW
Calgary, Alberta

MLS # A2232325



\$635,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,738 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	Nest Thermostat, Built-in speakers, TV wall mounts, wireless multi-room amplifier		

Welcome to this well maintained 4 Bed / 4.5 Bath home with 2271 Sq Ft of developed living space, AIR CONDITIONING and a single detached garage in the heart of Montgomery which is arguably one of NW Calgary's most sought after communities with a great location providing easy access to HWY 1 to Canmore/Banff, to Downtown, Shouldice Park, Montalban Park, Canada Olympic Park, Schools, Restaurants, Pubs, Shopping, Public Transit and the Bow River! The main floor features hardwood flooring that flows seamlessly into the living room with a gas fireplace feature wall with built-in shelving, the dining room and modern kitchen with granite countertops, tile backsplash and high quality stainless steel appliances including a Bosch Dishwasher (replaced 2024), Jenn-Air Fridge and Jenn-Air Gas Range. At the rear of the main floor you will find the half bathroom and the private fenced backyard with a BBQ gas line and it also provides access to the detached garage. The upper floor hosts the large primary bedroom retreat with a luxurious 5-piece ensuite bathroom including a dual sink vanity, spacious walk-in closet, a wet bar and a sunny balcony that is perfect for relaxing in the sun after a long day. One level down you'll find the laundry, two more bedrooms and two more full bathrooms including another ensuite bathroom. The basement hosts a family room perfect for movie nights, an exercise space or for entertaining with another wet bar. Adjacent you will find another full bathroom and the 4th bedroom. The mechanical in this home is excellent with a high efficiency furnace and the hot water tank was just replaced in 2022. This is a well maintained home in a great location that is PET FRIENDLY and the low condo fees are only \$150/monthly! This home is the definition of pride of home ownership and must be viewed to fully appreciate!

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