



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3, 4612 17 Avenue NW
Calgary, Alberta

MLS # A2235055



\$665,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,467 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	na		

Welcome to a beautifully crafted SW-facing front-unit townhome nestled in one of Calgary's most vibrant and evolving inner-city communities, Montgomery. As you drive through the neighbourhood, you're surrounded by a perfect blend of nature and urban living. Enjoy being just minutes from the Bow River pathways, Shouldice Park, and Bowmont Park, offering endless outdoor recreation opportunities. Local cafés, award-winning restaurants, shops, and Market Mall are all nearby, along with quick access to the University of Calgary, Foothills Hospital, and downtown via major routes. This townhome offers timeless design and thoughtful functionality with three spacious bedrooms and 3.5 bathrooms. The main floor features wide-plank hardwood flooring and an open concept layout with a bright living room, complete with built-in shelving and a gas fireplace. The modern kitchen is a true centrepiece, featuring full-height cabinetry, quartz countertops, stainless steel appliances including a gas range and chimney-style hood fan, and a large eat-in island. A gas line is also installed for convenient BBQ hookup. The dining space seamlessly connects the layout and makes entertaining easy. Oversized windows flood the main level with natural light, creating a warm and welcoming atmosphere. Upstairs, glass railings and maple handrails lead to two luxurious primary suites, each with their own walk-in closets and ensuite bathrooms. The main primary bedroom showcases vaulted ceilings, built-in shelving, and a stunning 5-piece ensuite complete with a double vanity, in floor heating, freestanding soaker tub, and walk-in shower. The second suite includes its own 4-piece ensuite, perfect for guests, roommates, or a growing family. A full laundry room with sink and upper cabinetry adds practicality to the upper level. The fully finished basement

adds a third bedroom, a spacious rec room with a wet bar and built-in media unit, and a full bathroom. Truly a layout with the most flexibility—great for entertaining, accommodating extended family with their own guest retreat, or creating a full office or creative space. Additional upgrades include central A/C, ceiling speakers, an irrigation system, alarm rough-in, and custom built-in closet. This is your opportunity to live in a low-maintenance, modern townhome in a well-connected community with strong local character and every convenience at your fingertips. Book your private viewing today and see why it's the perfect place to call home.