



GRASSROOTS
REALTY GROUP

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2, 4613 17 Avenue NW
Calgary, Alberta

MLS # A2255491



\$575,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

If you are on the search for Community and Convenience look no further...Experience modern sophistication in this beautifully crafted residence, perfectly situated in the desirable community of Montgomery. Designed with both elegance and practicality in mind, this home showcases two private master retreats upstairs and a stunning open-concept main floor where style meets function. The chef's kitchen features a striking oversized island, high-end stainless steel appliances, and a professional gas range, all opening onto a spacious great room anchored by a sleek gas fireplace framed with custom built-in bookcases. Sunlight pours through expansive south-facing windows, creating a warm and inviting atmosphere throughout. The fully developed lower level offers a generous family room, an additional bedroom with a walk-in closet, a luxuriously finished bathroom, and abundant storage. A private garage and low-maintenance yard complete this exceptional property. Ideally located steps from Foothills Hospital, the University of Calgary, Alberta Children's Hospital, and a vibrant selection of restaurants and cafés, this home combines refined design with unmatched convenience. A rare offering—this is truly a home to be treasured.