



GRASSROOTS
REALTY GROUP

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2, 4613 17 Avenue NW
Calgary, Alberta

MLS # A2275929



\$564,900

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:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Entry Bench/Rack, Barstools, Credenza, Area Rug, Outdoor Rug

Set within the heart of Montgomery, this well-maintained and beautifully styled townhome offers a SOUTH BACKYARD, THOUGHTFUL UPGRADES, and a layout that lives wider and brighter than expected. A MOVE-IN READY presentation pairs beautifully with an OPEN FLOORPLAN designed for everyday comfort and easy entertaining, while condo fees that include LAWN CARE AND SNOW REMOVAL support a low-maintenance lifestyle. Select DECOR AND FURNITURE PIECES are NEGOTIABLE WITH THE SALE, offering added flexibility for a seamless transition. The main floor is defined by 9' CEILINGS and GLEAMING HARDWOOD FLOORS that enhance natural light and create a sense of openness throughout. A beautifully appointed kitchen features a GALLEY-STYLE LAYOUT with FULL-HEIGHT CABINETRY, UNDER-CABINET LIGHTING for improved visibility and function, STAINLESS STEEL APPLIANCES including a GAS STOVE for precise cooking control, STONE COUNTERTOPS for durability and style, and a LARGE ISLAND WITH EATING BAR that encourages connection. Ample space comfortably accommodates a full-size DINING AREA, with the existing table NEGOTIABLE WITH THE SALE. The LIVING ROOM is anchored by a GAS FIREPLACE FLANKED BY BUILT-INS, creating a warm focal point while maintaining clear sightlines to the PRIVATE SOUTH-FACING BACKYARD. A discreet powder room is tucked near the REAR MUDROOM, keeping daily routines organized and guest use convenient. The upper level offers a highly functional DUAL PRIMARY BEDROOM LAYOUT with a LAUNDRY CLOSET on this level for everyday efficiency. The PRIMARY BEDROOM provides generous proportions, a WALK-IN CLOSET WITH CALIFORNIA CLOSETS for tailored storage, and an ENSUITE featuring a DUAL

VANITY, JETTED SOAKING TUB for relaxation, and a STAND-UP SHOWER designed for streamlined mornings. The second bedroom enjoys its own 4-PIECE BATH, ideal for guests or shared living arrangements. The FINISHED BASEMENT continues the sense of space with soaring 9' CEILINGS and a large rec room well-suited for movie nights or game nights. A third bedroom with WALK-IN CLOSET, a 4-PIECE BATH, and ABUNDANT STORAGE create flexibility for guests, teens, or a dedicated home office. Outdoor living is enhanced by a SOUTH-FACING BACKYARD with a DECK AND GAS BBQ LINE, extending the usable season and supporting effortless entertaining. Practical UPGRADES include a VACU-FLO ROUGH-IN, NEW DISHWASHER, MICROWAVE, HOT WATER TANK, and an UPDATED FURNACE MOTOR, contributing to long-term peace of mind. Parking is provided by a DETACHED GARAGE shared with one other unit, offering secure and convenient access. Ideally positioned with EFFICIENT ACCESS IN AND OUT OF THE COMMUNITY, this home places RIVER PATHWAYS and SHOULDICE PARK within walking distance, while remaining minutes to DOWNTOWN, the UNIVERSITY DISTRICT, the UNIVERSITY OF CALGARY, MAJOR HOSPITALS, MARKET MALL, and key commuter routes—an exceptional balance of lifestyle, connectivity, and everyday ease.