



1, 4728 17 Avenue NW
Calgary, Alberta

MLS # A2283440



\$650,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,690 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: BBQ, Chest freezer in basement, bar fridge in loft

In real estate, location is everything — and Montgomery is one of those rare communities that truly delivers. Steps from the Bow River pathways and surrounded by beloved local cafés, shops, and green space, this beautifully appointed front-unit townhome in a modern four-plex offers elevated inner-city living without compromise. With south-facing exposure and a sunny front patio, this well-maintained home is filled with natural light and offers nearly 2,200 sq ft of total developed living space across four finished levels. Every floor has been thoughtfully designed to balance style, comfort, and everyday function. The main level impresses with 9-foot ceilings and a bright open-concept layout that’s ideal for entertaining. The gourmet kitchen anchors the space with quartz countertops, sleek cabinetry, stainless steel appliances, and a central island perfect for gathering. Rich hardwood flooring carries into the inviting living room, where a gas fireplace adds warmth and character. A tucked-away 2-piece powder room completes this floor. On the second level, the primary bedroom serves as a relaxing retreat with a walk-in closet and private 4-piece ensuite. A second spacious bedroom, another full 4-piece bathroom, and convenient stackable laundry provide excellent functionality for families, guests, or roommates. The third-floor loft is a standout feature and offers exceptional versatility. Whether you envision a second primary suite, executive home office, media lounge, or creative space, this level adapts beautifully. Highlights include a large 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 - the perfect place to unwind at the end of the day. Downstairs, the fully finished basement extends your living space with a generous recreation or family room, another bedroom, and a 3-piece

bathroom, ideal for guests, teens, or a private workout area. Additional features include central air conditioning, a detached single garage, and a designated visitor parking stall at the rear. Homes like this don't come along often; modern design, flexible living spaces, and a walkable inner-city location that continues to grow in popularity. If you've been waiting for the right Montgomery property to call home, this one is well worth a look.