



1, 4411 17 Avenue NW
Calgary, Alberta

MLS # A2299896



\$669,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 228
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

MODERN MONTGOMERY TOWNHOUSE | 2,189 SQ FT OF LIVING SPACE | 3 BEDROOM | 3.5 BATHROOM | FRONT UNIT | FENCED YARD w/ PATIO | INNER-CITY LIVING AT ITS FINEST ***ATTENTION PROFESSIONALS | FAMILIES | INVESTORS | DOWNSIZERS | DISCERNING BUYERS*** A Rare Offering in One of Calgary's Most Coveted and rapidly appreciating Inner-City Communities — MONTGOMERY. This exceptional modern townhouse delivers unmatched livability and versatility, making it suitable for all types of buyers. Upon arrival, the stunning curb appeal and fenced front yard are extremely inviting, leading you to the front entry and bright open concept main floor flowing effortlessly through to the powder room, living room, dining room, kitchen with big island, and extending outward to a private patio — equally suited to lively entertaining or peaceful evenings at home. Spanning an impressive 2,189 square feet across three meticulously designed levels, every inch of this residence has been conceived with intention. The upper level delivers an exceptional primary suite complete with a walk-in closet, beautifully appointed ensuite, and a private balcony. A second bedroom, full bath, and upper-floor laundry complete this level with understated elegance. The fully developed lower level offers a third bedroom and full bath — perfect as a guest suite, home office, or media room. This outstanding opportunity positions you steps from the Bow River pathways, minutes from the University of Calgary and Foothills Medical Centre, and with seamless access to downtown Calgary and the Rocky Mountains beyond.