



GRASSROOTS
REALTY GROUP

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4735 17 Avenue NW
Calgary, Alberta

MLS # A2200213



\$825,000

Division:	Montgomery		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,035 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks, Street Lighting, Triangular L		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Situated on a peaceful street, this stunning detached home, completely rebuilt in 2010, offers you both style and convenience. With MC zoning, the property provides excellent potential for future redevelopment. Boasting 9-ft ceilings across all three levels, it features four spacious bedrooms. The open foyer and dedicated office on the ground level make it perfect for professionals working from home. On the second floor, you'll enjoy a beautifully upgraded kitchen with a gas stove, high-gloss cabinets, and stainless steel appliances. The adjoining living room opens to a west-facing balcony, an ideal spot to relax while soaking in sunset views. Upstairs, the third level includes three generously sized bedrooms, with the master suite offering a luxurious 5-piece ensuite and a walk-in closet. The insulated oversized double attached garage ensures ample space for parking and storage. Conveniently located just minutes from Market Mall, the University of Calgary, Silver Springs Golf Club, Foothills and Alberta Children's Hospitals, the Bow River, Edworthy Park, Bowness Park, and nearby restaurants and grocery stores, this home combines tranquil living with easy access to key amenities. Check out the 3D tour and schedule your private viewing today!