# $665,000 - 2, 4726 17 Avenue Nw, Calgary

MLS® #A2219110

## $665,000

4 Bedroom, 5.00 Bathroom, 1,736 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome Home to Montgomery!
Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 2300sq/ft of total living space!
The main floor features 9-foot ceilings and an inviting open-concept layout. The kitchen has stainless steel appliances, granite countertops, modern white cabinetry, and hardwood flooring that extends into the living area—with a cozy gas fireplace. A discreet 2-piece powder room is conveniently located near the rear entrance, which opens to a private, low-maintenance yard with newly installed turf.
On the second floor, you'll find a spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite. This level also includes a second bedroom, another full 4-piece bathroom, and a stackable laundry area for added convenience.
The third level adds an additional primary suite featuring a generous walk-in closet, a 5-piece ensuite with a double vanity and soaker tub and access to a private balcony—perfect for enjoying your morning coffee. A built-in wet bar enhances the functionality of this level, which can also be adapted as a media or entertainment room.
The fully finished basement adds even more living space, with an additional bedroom, a

4-piece bathroom, and a comfortable family room.
Additional highlights include central air conditioning, a detached single garage with direct access to your private yard, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home offers exceptional connectivity while still maintaining a peaceful neighborhood feel. Donâ€™t miss this opportunity to own a beautifully crafted home in the vibrant community of Montgomery.

Built in 2013

## Essential Information

| | |
|---|---|
| MLS® # | A2219110 |
| Price | $665,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,736 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 2, 4726 17 Avenue Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0P5 |

## Amenities

| | |
|---|---|
| Amenities | Visitor Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

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|---|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Landscaped, Level, Low Maintenance Landscape, Private |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | May 8th, 2025 |
| Days on Market | 58 |
| Zoning | M-C1 |

## Listing Details

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| Listing Office | Real Broker |