$659,000 - 1, 4728 17 Avenue Nw, Calgary

MLS® #A2232265

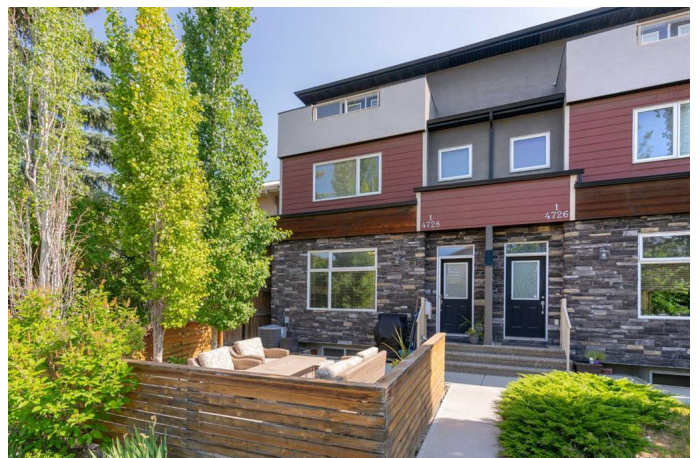## $659,000

3 Bedroom, 5.00 Bathroom, 1,693 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to Montgomery!
Nestled in one of Calgaryâ€™s most desirable communities, this beautifully designed front unit in a stylish four-plex offers the perfect blend of modern living and prime locationâ€"just minutes from the Bow River and surrounded by a wealth of local amenities. With south-facing exposure and a sun-soaked front patio, this well-maintained home offers over 2,200 sq ft of total living space across four thoughtfully designed levels. From the moment you step inside, youâ€™ll appreciate the attention to detail, comfort, and functionality throughout. The main floor features soaring 9-foot ceilings and an inviting open-concept layout. A gourmet kitchen anchors the space, boasting quartz countertops, stainless steel appliances, sleek modern cabinetry, and rich hardwood flooring that flows into the living roomâ€"complete with a cozy gas fireplace. A discreet 2-piece powder room rounds out the main level. Upstairs, the second floor includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. A second bedroom, another full 4-piece bath, and convenient stackable laundry are also found on this level. The third-floor loft is a true standout, offering a versatile flex space that can serve as an additional primary suite, media room, or home office. It features a generous walk-in closet, a luxurious 5-piece ensuite with double vanity and soaker tub, a built-in wet bar, and access to a private balconyâ€"ideal for your morning

coffee or evening unwind. The fully finished basement provides even more living space, including a third bedroom, a 3-piece bath, and a comfortable family or recreation roomâ€"perfect for guests or movie nights. Additional highlights include central air conditioning, a detached single garage, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home combines exceptional connectivity with the charm and tranquility of the Montgomery neighborhood.

Donâ€™t miss your chance to own this stunning, move-in-ready home in one of Calgaryâ€™s most vibrant communities!

Built in 2013

Essential Information

MLS® #	A2232265
Price	$659,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1, 4728 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 0P5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2025
Days on Market	90
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Complete Realty