\$575,000 - 2, 4613 17 Avenue Nw, Calgary

MLS® #A2255491

\$575,000

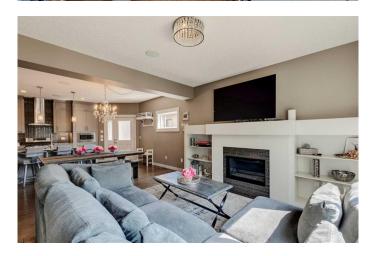
3 Bedroom, 4.00 Bathroom, 1,325 sqft Residential on 0.14 Acres

Montgomery, Calgary, Alberta

If you are on the search for Community and Convenience look no further...Experience modern sophistication in this beautifully crafted residence, perfectly situated in the desirable community of Montgomery. Designed with both elegance and practicality in mind, this home showcases two private master retreats upstairs and a stunning open-concept main floor where style meets function. The chef's kitchen features a striking oversized island, high-end stainless steel appliances, and a professional gas range, all opening onto a spacious great room anchored by a sleek gas fireplace framed with custom built-in bookcases. Sunlight pours through expansive south-facing windows, creating a warm and inviting atmosphere throughout. The fully developed lower level offers a generous family room, an additional bedroom with a walk-in closet, a luxuriously finished bathroom, and abundant storage. A private garage and low-maintenance yard complete this exceptional property. Ideally located steps from Foothills Hospital, the University of Calgary, Alberta Children's Hospital, and a vibrant selection of restaurants and cafés, this home combines refined design with unmatched convenience. A rare offeringâ€"this is truly a home to be treasured.







Built in 2013

Essential Information

MLS® # A2255491 Price \$575,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,325
Acres 0.14
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 2, 4613 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P3

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Bookcases, Chandelier, Granite Counters, Kitchen Island, No Smoking

Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Great Room, Mantle

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Back Yard, Low Maintenance Landscape, Private

Roof Asphalt Shingle Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Days on Market 52

Zoning M-C1

Listing Details

Listing Office Sotheby's International Realty Canada

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