

# \$619,900 - 1, 4618 17 Avenue Nw, Calgary

MLS® #A2230968

**\$619,900**

3 Bedroom, 4.00 Bathroom, 1,422 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

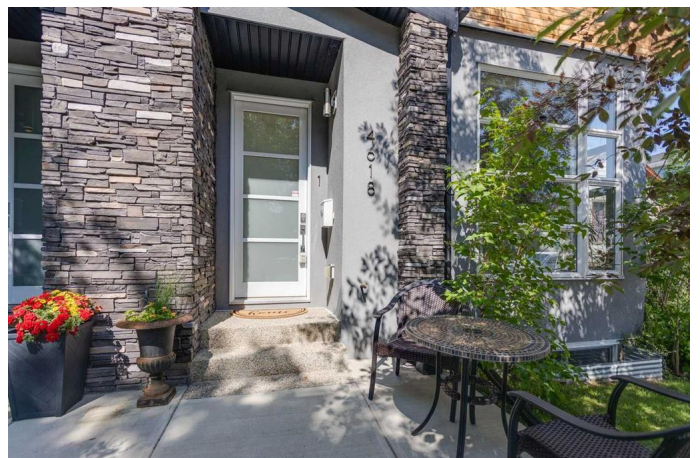
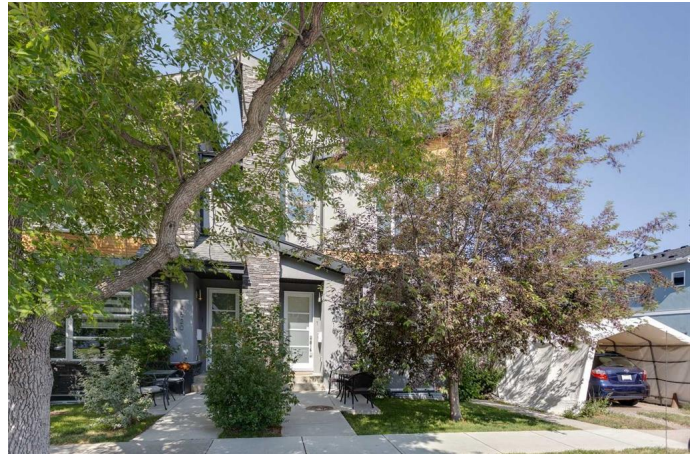
Welcome to one of Montgomery's best new listings, This beautiful home exudes quality and comfort with 2 large primary bedrooms and huge windows that drench all floors in natural light, ideally located on a quiet street. Also Just minutes from downtown Calgary, this home offers exceptional walkability to beloved local restaurants, as well as the river, miles of walking paths, nearby schools, parks, shops, and convenient public transit. Thoughtfully crafted by Stone West homes, this townhouse exemplifies upscale inner-city living with impeccable attention to detail and premium finishes throughout. From the glistening white quartz countertops and engineered hardwood floors to the elegant custom fireplaces, every element speaks to quality and sophistication. The upper level boasts two spacious bedrooms, each featuring its own ensuite and walk-in closet, along with the convenience of upper-floor laundry. The fully developed basement offers additional living space with a third bedroom, a four-piece bathroom, and a generous family room—perfect for relaxing or entertaining. A single detached garage adds both practicality and value to this remarkable home.

Built in 2015

## Essential Information

MLS® #                   A2230968

Price                     \$619,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,422
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 4618 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	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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