\$564,900 - 2, 4709 17 Avenue Nw, Calgary

MLS® #A2261207

\$564,900

3 Bedroom, 4.00 Bathroom, 1,329 sqft Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Located in vibrant Montgomery, this stylish and functional home offers exceptional value, comfort, and convenienceâ€"perfect for professionals, students, pet lovers, and outdoor enthusiasts alike.

Step inside to discover high-end finishes throughout, including granite countertops, hardwood flooring, 9' ceilings, and a gas fireplace with custom built-ins. The sun-soaked main level features south-facing exposure, creating a bright, open layout that's perfect for both everyday living and entertaining. Comfort is top of mind with central A/C, Hunter Douglas blackout blinds, and powered blinds in the living area.

The main floor boasts a gourmet kitchen with island and corner pantry, an open dining area, spacious living room with fireplace, powder room, and convenient front and rear entrances.

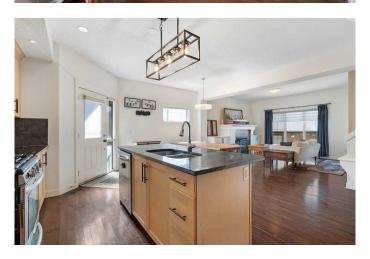
Upstairs, enjoy the rare double master suite layout, with each bedroom offering a private ensuite and walk-in closet. Upper floor laundry makes daily routines effortless.

The fully finished basement adds even more versatility, with a third bedroom, generous media/family room, full bathroom, and extra storage space.

Step outside to a private south-facing deck







and patio, perfect for relaxing or entertaining, along with a single detached garage. All this comes with an ultra-low \$150/month condo fee and clear pride of ownership throughout.

Convenience is unmatchedâ€"just steps from University District and Market Mall, with quick access to Main Street shops, restaurants, parks, leash and off-leash areas, the Bow River Pathway, and Calgary favorites like NOtaBLE. A short drive takes you to downtown or west to the Rocky Mountains.

Montgomery itself continues to shine with exciting revitalization projects, business upgrades, and rezoning initiatives, solidifying its bold vision as Calgary's next premier inner-city hotspot.

Don't miss this move-in ready gem in one of Calgary's fastest-evolving communities!

Built in 2011

Essential Information

MLS® # A2261207 Price \$564,900

Bedrooms 3
Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,329 Acres 0.00 Year Built 2011

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2, 4709 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P4

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025

Zoning M-C1

Listing Details

Listing Office RE/MAX First

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