\$599,900 - 2, 4709 17 Avenue Nw, Calgary

MLS® #A2225874

\$599,900

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

Montgomery, Calgary, Alberta

Don't miss this amazing opportunity to own a beautifully upgraded 2-storey townhome in one of Calgary's most sought-after communities. This stylish home features granite countertops throughout, hardwood floors, tile, 9' ceilings, a gas fireplace with custom built-ins, and a bright open layout with sunny south exposure. Enjoy the south-facing deck and patio, along with a single detached garage. Comfort is key with air conditioning, Hunter Douglas blackout blinds, and powered blinds in the main living area.

The main floor offers a gourmet kitchen with island and corner pantry, an open dining area, a spacious living room with gas fireplace, a powder room, and both front and rear entrances. Upstairs boasts a rare double master suite layout, each with its own ensuite and walk-in closet, plus upper floor laundry for ultimate convenience.

The fully finished basement includes a third bedroom, media/family room, full bathroom, and additional storage space.

All this for an ultra-low \$150/month condo fee. Pride of ownership shines in this move-in ready gem.

Convenience is the keyâ€"just steps from University District and Market Mall, with unbeatable access to Main Street amenities, incredible parks, over half a dozen leash and







off-leash dog parks, the Bow River Pathway, NOtaBLE Restaurant, and scenic trails. You're also a short drive to downtown and the Rocky Mountains, making this an ideal location for professionals, students, pet lovers, and outdoor enthusiasts alike.

The Montgomery development committee continues to revitalize the area through business upgrades, rezoning initiatives, and a bold vision to transform Montgomery into Calgary's next premier inner-city hotspot.

Built in 2011

Essential Information

MLS® # A2225874 Price \$599,900

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 2

Parking Double 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 May 30th, 2025

Days on Market 17

Zoning M-C1

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.