

# \$649,900 - 1, 4722 17 Avenue Nw, Calgary

MLS® #A2213291

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

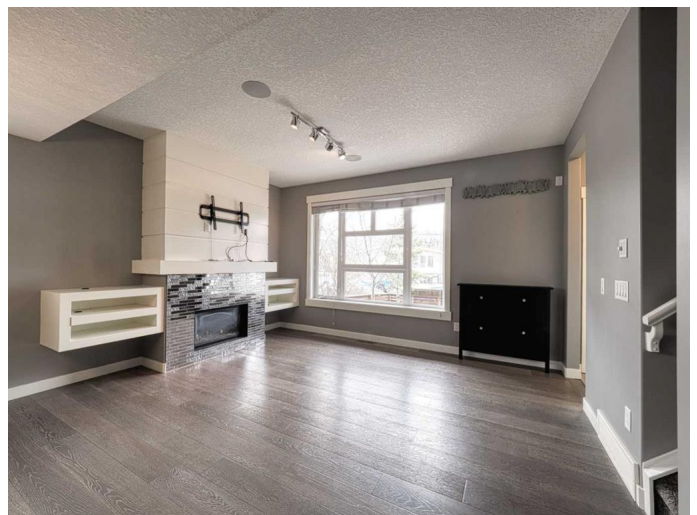
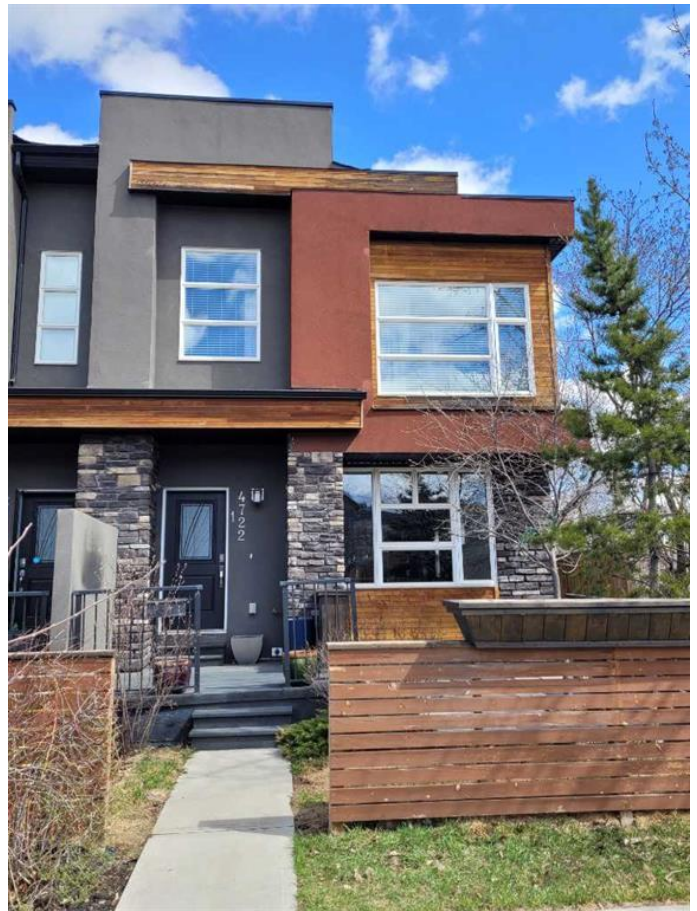
Steps away from the innovative Montgomery main streets corridor, lively community hub, family and pedestrian friendly public realm! Bright and roomy townhome with contemporary flair. Airy, open concept floor plan, ensures effortless flow between the kitchen, dining, and living areas. Hardwood floors, 9' ceilings and lots of windows. Modern kitchen with full height cabinetry, large working island, quart countertops, walk in pantry and sleek, high end appliances. Functional foyer, hardwood floors, 9ft ceilings and gas fireplace, floating built-ins complete the main floor. Equally inviting second floor has a primary bedroom featuring a soaring vaulted ceiling, walk-in closet and a 6 piece ensuite with heated floors. There is also a second primary bedroom with a 4 piece ensuite bathroom. Fully developed basement offers high ceilings, recreation/family room, third bedroom and a 3 piece bath. A total of 3 bedrooms and 4 bathrooms! Convenient in suite storage, hot water on demand and wired audio throughout. Detached, dry walled garage! Convenience is the key; impressive proximity to all Main Street amenities, incredible parks, downtown, Bow River pathway and the Rocky Mountains.

Built in 2013

## Essential Information

MLS® #                      A2213291

Price                        \$649,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 4722 17 Avenue Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T0E3               |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                        |
| Parking Spaces | 1                                                                       |
| Parking        | Assigned, Garage Door Opener, Garage Faces Rear, Single Garage Detached |
| # of Garages   | 1                                                                       |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | High Ceilings                                           |
| Appliances        | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line               |
| Lot Description   | Back Lane, Low Maintenance |
| Roof              | Asphalt Shingle            |
| Construction      | Cedar, Stone, Stucco, Wood |
| Foundation        | Poured Concrete            |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 13               |
| Zoning         | M-C1             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.