# \$795,000 - 4735 17 Avenue Nw, Calgary

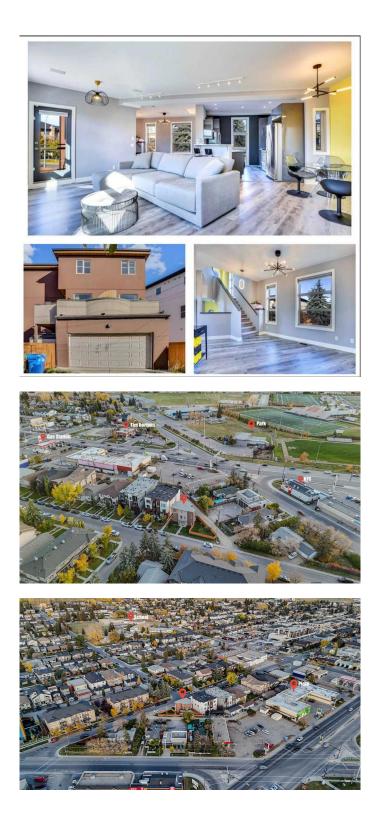
MLS® #A2219527

#### \$795,000

4 Bedroom, 3.00 Bathroom, 2,035 sqft Residential on 0.08 Acres

Montgomery, Calgary, Alberta

Situated on a peaceful street, this stunning detached home, completely rebuilt in 2010, offers you both style and convenience. With MC zoning, the property provides excellent potential for future redevelopment. Boasting 9-ft ceilings across all three levels, it features four spacious bedrooms. The open foyer and dedicated office on the ground level make it perfect for professionals working from home. On the second floor, you'll enjoy a beautifully upgraded kitchen with a gas stove, high-gloss cabinets, and stainless steel appliances. The adjoining living room opens to a west-facing balcony, an ideal spot to relax while soaking in sunset views. Upstairs, the third level includes three generously sized bedrooms, with the master suite offering a luxurious 5-piece ensuite and a walk-in closet. The insulated oversized double attached garage ensures ample space for parking and storage. Conveniently located just minutes from Market Mall, the University of Calgary, Silver Springs Golf Club, Foothills and Alberta Childrenâ€<sup>™</sup>s Hospitals, the Bow River, Edworthy Park, Bowness Park, and nearby restaurants and grocery stores, this home combines tranguil living with easy access to key amenities. Check out the 3D tour and schedule your private viewing today!



Built in 2010

**Essential Information** 

MLS® #	A2219527
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,035
Acres	0.08
Year Built	2010
Туре	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

# **Community Information**

Address	4735 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Ho	me, No	o Smoking	g Home, Oper	n Floorpl	an, Wa	lk-In Closet(s)
Appliances	Dishwasher,	Gas	Stove,	Microwave	Hood	Fan,	Refrigerator,
	Washer/Dryer	Stacke	ed, Windo	ow Coverings			
Heating	Central						
Cooling	None						
Fireplace	Yes						
# of Fireplaces	1						
Fireplaces	Gas						
Basement	None						

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, See Remarks, Street Lighting, Triangular Lot
	Thangalar Eot
Roof	See Remarks
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 29th, 2025
Days on Market	33
Zoning	M-C1

## **Listing Details**

Listing Office Homecare Realty Ltd.

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