

\$640,000 - 2, 4726 17 Avenue Nw, Calgary

MLS® #A2248823

\$640,000

4 Bedroom, 5.00 Bathroom, 1,736 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome Home to Montgomery!

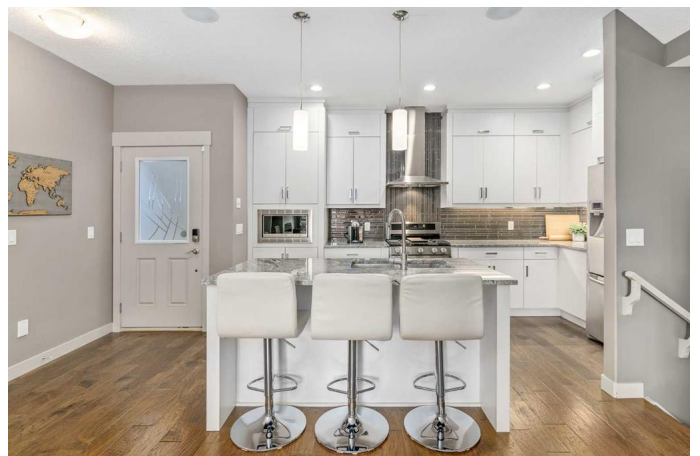
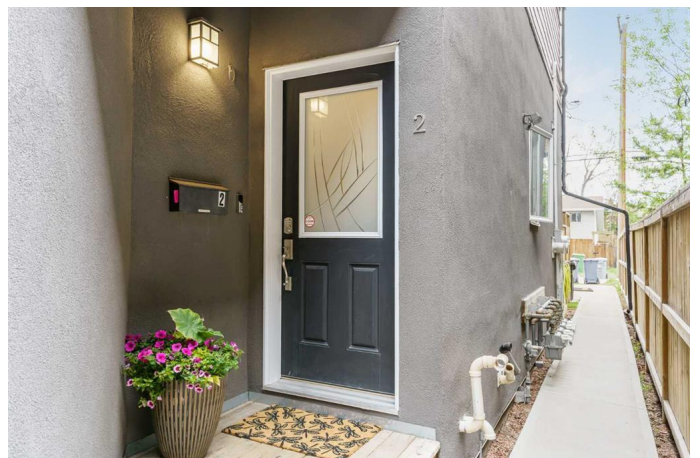
Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 2300sq/ft of total living space!

The main floor features 9-foot ceilings and an inviting open-concept layout. The kitchen has stainless steel appliances, granite countertops, modern white cabinetry, and hardwood flooring that extends into the living area—with a cozy gas fireplace. A discreet 2-piece powder room is conveniently located near the rear entrance, which opens to a private, low-maintenance yard with newly installed turf.

On the second floor, you'll find a spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite. This level also includes a second bedroom, another full 4-piece bathroom, and a stackable laundry area for added convenience.

The third level adds an additional primary suite featuring a generous walk-in closet, a 5-piece ensuite with a double vanity and soaker tub and access to a private balcony—perfect for enjoying your morning coffee. A built-in wet bar enhances the functionality of this level, which can also be adapted as a media or entertainment room.

The fully finished basement adds even more living space, with an additional bedroom, a



4-piece bathroom, and a comfortable family room.

Additional highlights include new central air conditioning, a detached single garage with direct access to your private yard, and a designated visitor parking stall at the rear.

Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home offers exceptional connectivity while still maintaining a peaceful neighborhood feel.

Don't miss this opportunity to own a beautifully crafted home in the vibrant community of Montgomery.

Built in 2013

Essential Information

MLS® #	A2248823
Price	\$640,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,736
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 4726 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P5

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	5
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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