



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4532 17 Avenue #2, Calgary T3B 0P1**

MLS®#: **A2171671**      Area: **Montgomery**      Listing **10/08/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$40k, 15-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**

Finished Floor Area  
 Abv Sqft: **1,343**  
 Low Sqft:  
 Ttl Sqft: **1,343**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**106**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction:  
**See Remarks**  
 Flooring:  
**Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Washer/Dryer**  
 Int Feat: **Kitchen Island,Quartz Counters,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 8`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 3`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 11`5"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`6" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$200

Fee Simple

M-CG

Fee Freq:

Monthly

Legal Desc: 2411722;4

Remarks

Pub Rmks: **Welcome to this stunning brand-new fourplex by Aldebaran Homes, where modern living meets an unbeatable location! The open-concept layout creates a bright and airy atmosphere throughout, making every space feel inviting. Step into the large family room, featuring impressive 9-foot ceilings—perfect for unwinding after a busy day. The massive kitchen is a chef's dream, offering abundant cabinet space and a spacious island ideal for entertaining friends and family. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom, providing a luxurious and private retreat. Say goodbye to lugging laundry up and down the stairs, thanks to the conveniently located upstairs laundry room. Looking to personalize your space? The basement is roughed in and ready for development, offering the potential for an additional bedroom and bathroom. The big ticket items on this home were carefully thought about, HRV System, efficient building envelope, double pane low e windows, and hardie board siding with manufactured stone. Nestled on a quiet street in Montgomery, you're just steps away from the Bow River, with easy access to numerous parks, green spaces, and recreational opportunities. Plus, the amenities of Bowness Road are just a short drive away, giving you shopping, dining, and entertainment at your fingertips. With low maintenance living, 9-foot ceilings throughout the main level and basement, and a spacious kitchen with ample storage, this property truly has it all. Don't miss your chance to make this beautiful townhome your own—call your realtor today!**

Inclusions: N/A  
Property Listed By: Charles

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









