



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: 1,343
Abv Sqft: 1,343
Low Sqft:
Ttl Sqft: 1,343

DOM

74
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey

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

Parking
Ttl Park: 1
Garage Sz: 1

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom - Primary, and Bedroom.

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







