

**4735 17 Avenue, Calgary T3B 0P4**

MLS®#: **A2181819**      Area: **Montgomery**      Listing Date: **01/17/25**      List Price: **\$825,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 20-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,035**  
 Low Sqft:  
 Ttl Sqft: **2,035**

DOM  
**54**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**  
  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,See Remarks,Street Lighting,Triangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **See Remarks**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Siding**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`11" x 10`6"
Furnace/Utility Room	Main	7`0" x 19`1"
Dining Room	Second	9`5" x 11`8"
Living Room	Second	24`5" x 30`8"
5pc Ensuite bath	Third	11`10" x 9`0"
Bedroom	Third	13`5" x 11`3"
Bedroom - Primary	Third	14`9" x 14`6"

Room	Level	Dimensions
Foyer	Main	13`0" x 20`1"
2pc Bathroom	Second	5`0" x 4`11"
Kitchen	Second	10`4" x 10`4"
4pc Bathroom	Third	7`10" x 4`11"
Bedroom	Third	10`0" x 10`3"
Laundry	Third	2`7" x 3`0"
Walk-In Closet	Third	4`8" x 6`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **3898AF**

Zoning: **M-C1**

Remarks

Pub Rmks: **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 Children's Hospitals, the Bow River, Edworthy Park, Bowness Park, and nearby restaurants and grocery stores, this home combines tranquil living with easy access to key amenities. Check out the 3D tour and schedule your private viewing today!**

Inclusions: **N/A**  
 Property Listed By: **Homecare Realty Ltd.**

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













