



THE
A-TEAM

**RE/MAX
FIRST**

4613 17 Avenue #1, Calgary T3B 0P2

MLS®#: **A2189766**

Area: **Montgomery**

Listing Date: **01/30/25**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,335**
Low Sqft:
Ttl Sqft: **1,335**

DOM

2
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 10`11"	Dining Room	Main	16`0" x 8`11"
Kitchen	Main	14`11" x 9`6"	2pc Bathroom	Main	
Bedroom - Primary	Second	14`5" x 12`7"	Walk-In Closet	Second	5`1" x 9`1"
Bedroom	Second	14`3" x 9`1"	5pc Ensuite bath	Second	
4pc Bathroom	Second		Game Room	Basement	15`8" x 16`2"
Bedroom	Basement	13`10" x 10`5"	3pc Bathroom	Basement	
Storage	Basement	4`11" x 6`3"	Furnace/Utility Room	Basement	9`9" x 5`8"

Condo Fee:
\$370

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1410934**

Remarks

Pub Rmks: **Discover a home where modern elegance meets everyday comfort. This impeccably designed 3 bedroom, 3.5 bathroom townhouse offers over 1,950 sqft of finished living space, set in one of Calgary's most sought-after neighborhoods. With local cafés, top-rated restaurants, boutique shops, and scenic pathways just steps away—and easy access to downtown, the University of Calgary, Foothills & Children's Hospitals, and major roadways—this location is unmatched. Step inside and be welcomed by an expansive bright main level featuring high ceilings, warm hardwood floors, and a striking gas fireplace framed by custom built-ins. The chef's kitchen is as functional as it is stylish, offering sleek two-tone cabinetry, a large island, premium stainless steel appliances—including a gas range—and generous prep and storage space. Just beyond, a private enclosed patio provides a rare urban retreat, perfect for morning coffee or evening gatherings. Upstairs, the primary suite is a true sanctuary, boasting a spacious walk-in closet and a spa-inspired ensuite. A second bedroom with its own ensuite and walk-in closet, plus a conveniently located laundry area, complete this level. The fully developed lower level offers incredible versatility, whether for a media lounge, home gym, or playroom. A third bedroom with a walk-in closet makes an ideal guest suite or additional private retreat. Additional highlights include high ceilings throughout, a roughed-in sound system, top-down/bottom-up blinds, ample storage, and a single garage. This home is the perfect blend of quality, style, and location—a rare find in an unbeatable setting. Don't miss your opportunity to experience elevated urban living—schedule your showing today!**

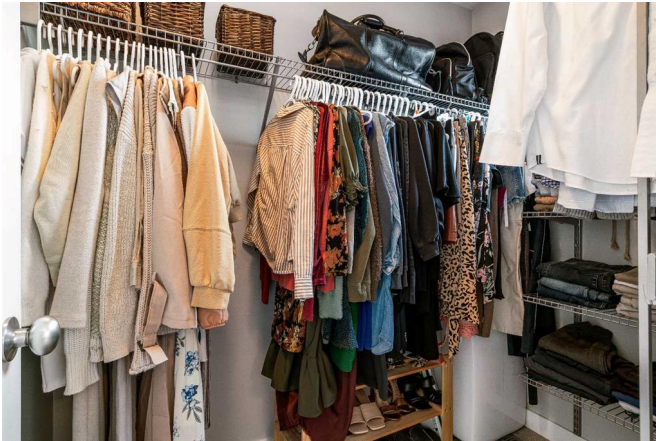
Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

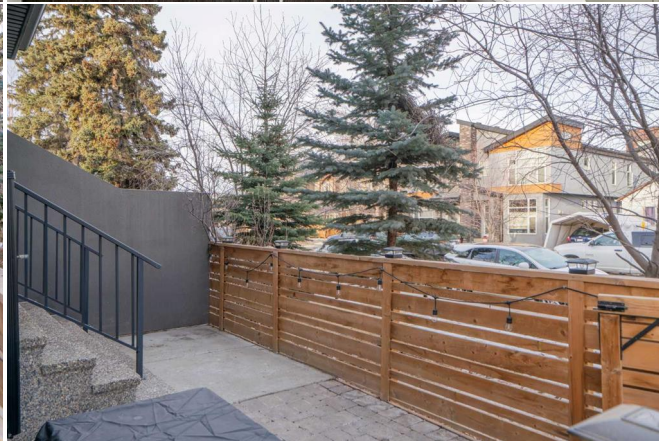
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1-4613 17 Ave SW, Calgary, AB

Main Floor Exterior Area 643.05 sq ft



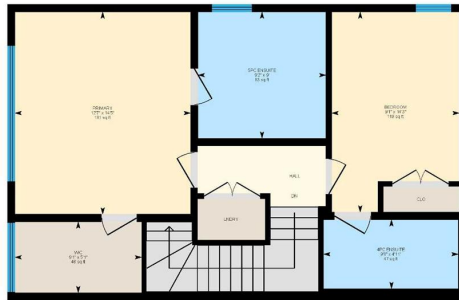
0 3 6 ft PREPARED: 2024/01/09

White regions are excluded from total floor area in OASDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1-4613 17 Ave SW, Calgary, AB

2nd Floor Exterior Area 600.05 sq ft



0 3 6 ft PREPARED: 2024/01/09

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1-4613 17 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 616.00 sq ft



0 3 6 ft PREPARED: 2024/01/09

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