



THE
A-TEAM

**RE/MAX
FIRST**

4731 17 Avenue #2, Calgary T3B 0P4

MLS®#: **A2197612** Area: **Montgomery** Listing Date: **02/27/25** List Price: **\$600,000**
 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: **1,678**
 Low Sqft:
 Ttl Sqft: **1,678**

DOM

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Level,Low Maintenance Landscape,Private**
 Park Feat: **Assigned,Attached Carport,Covered,Stall**

Utilities and Features

Roof: **Flat,Rolled/Hot Mop**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Smart Home,Stone Counters,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$250** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq: **Monthly**

Legal Desc:

1510129

Remarks

Pub Rmks:

Welcome to the vibrant inner-city community! Montgomery offers the perfect blend of urban convenience and natural beauty. With easy access to the Bow River, Edworthy Park, and a variety of local amenities, this community is ideal for those who love outdoor activities, shopping, and dining. Just 8 minutes from the Calgary Farmers Market, 7 minutes from Canadian Olympic Park, and 10 minutes from Baker Park, Montgomery provides endless opportunities for recreation and relaxation. Plus, with Trinity Hills Shopping Centre and Market Mall only 5 minutes away, everything you need is right at your fingertips. This stunning 3-STOREY TOWNHOUSE combines modern upgrades with exceptional living space. Boasting over 2000 SQ FT of thoughtfully designed interiors, this home is flooded with natural light and offers a FULLY DEVELOPED BASEMENT for even more versatility. The heart of the home is the CONTEMPORARY GOURMET KITCHEN, featuring UPGRADED STAINLESS STEEL APPLIANCES, including a GAS STOVE, BUILT-IN MICROWAVE, ITALIAN-STYLE HOOD FAN, and MODERN CABINETRY. Entertain with ease at the BREAKFAST BAR with sleek QUARTZ COUNTERTOPS or host gatherings in the open dining area. The main floor also showcases CHIC WIDE-PLANK HARDWOOD FLOORING, a cozy GAS FIREPLACE in the living room, and a convenient HALF BATH for guests. Upstairs, the second floor offers a practical laundry area, TWO SPACIOUS BEDROOMS, and a 4-PC BATH. The TOP FLOOR MASTER RETREAT is a true sanctuary, bathed in natural light from TWO SKYLIGHTS. It features a luxurious 5-PC EN-SUITE with HEATED FLOORS, a WALK-IN CLOSET, and a PRIVATE SOUTH-FACING BALCONY—perfect for soaking up the sun. The FULLY FINISHED BASEMENT is a standout feature, complete with IN-FLOOR HEATING, a 4-PC BATH, and a versatile rec room. Step outside to your SOUTH-FACING, FULLY FENCED BACKYARD, designed for low maintenance with ARTIFICIAL TURF, PET-FRIENDLY SPACES, and BBQ/FIRE PIT GAS CONNECTIONS. Direct access to your parking stall adds convenience to this already incredible outdoor space. Don't miss the chance to make this BEAUTIFUL PROPERTY your own—schedule a viewing today and experience all it has to offer!

Inclusions:

None

Property Listed By:

eXp Realty

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











