

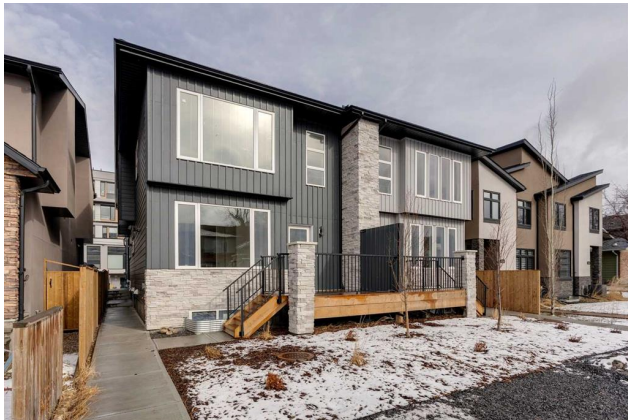


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4534 17 Avenue #2, Calgary T3B 0P1**

MLS® #: **A2197684**      Area: **Montgomery**      Listing Date: **03/04/25**      List Price: **\$609,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,330**  
                     Low Sqft:  
                     Ttl Sqft: **1,330**

Access:  
 Lot Feat: **Back Lane, Landscaped**  
 Park Feat: **Single Garage Detached**

DOM

**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **See Remarks**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, Quartz Counters, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>38`3" x 36`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>35`0" x 28`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>55`9" x 38`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>21`11" x 20`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>42`8" x 37`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>37`9" x 32`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>21`1" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>26`10" x 16`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>31`5" x 30`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **2411722;3**

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**





