



THE
A-TEAM

**RE/MAX
FIRST**

4410 17 Avenue, Calgary T3B 0N8

MLS®#: **A2200585**

Area: **Montgomery**

Listing Date: **03/08/25**

List Price: **\$895,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,912**
Low Sqft:
Ttl Sqft: **1,912**

Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed Double Garage Detached

DOM

2

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Attached-Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Playground, Private Entrance**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`11"	Dining Room	Main	15`8" x 9`8"
Family Room	Main	13`11" x 12`3"	Kitchen	Main	17`7" x 12`10"
Living Room	Main	12`6" x 10`3"	4pc Bathroom	Second	9`0" x 4`10"
5pc Ensuite bath	Second	7`5" x 14`3"	Bedroom	Second	9`11" x 15`4"
Bedroom	Second	9`9" x 16`0"	Laundry	Second	9`1" x 4`10"
Bedroom - Primary	Second	12`9" x 14`0"	Walk-In Closet	Second	9`1" x 5`10"
4pc Bathroom	Lower	7`11" x 4`11"	Bedroom	Lower	10`11" x 15`2"

Bedroom
Living Room

Lower
Lower

8`10" x 13`6"
10`10" x 14`3"

Kitchen

Lower

8`3" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211880

Zoning:
M-CG

Remarks

Pub Rmks: **LEGAL BASEMENT SUITE | RENTED FOR \$2,000/MONTH | 5 BEDROOMS | 3.5 BATHROOMS | 10 FT CEILINGS | MODERN FINISHES | LANDSCAPED BACKYARD** This beautifully designed home in Montgomery now includes a brand new legal basement suite, fully self-contained and currently rented for \$2,000 per month with a tenant happy to stay. Whether you're looking for a mortgage helper, an investment property, or extra space for extended family, this home offers incredible value. With over 2,500 square feet of living space, the main home features an open-concept design with 10-foot ceilings, hardwood floors, and a designer kitchen complete with a large quartz island, gas stove, walk-in pantry, and built-in wine rack. The living room is bright and inviting, with a gas fireplace and direct access to the spacious back deck with a gas hookup for a BBQ, making it perfect for entertaining. Upstairs, the primary suite is a private retreat with a five-piece ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully landscaped backyard is designed for relaxation and entertainment, featuring a deck wired for a hot tub, planter boxes, a fire pit area, privacy trees, and a dog run. The insulated double garage provides plenty of storage space. Located just steps from the Bow River, parks, local coffee shops, restaurants, easy access to Market Mall and the UofC/SAIT, and top hospitals, this home is in a prime location with quick access to downtown and the mountains. Montgomery is one of Calgary's most sought-after communities, offering a balance of nature, convenience, and city life. Don't miss this opportunity to own a stunning home with rental income potential. Book your showing today.

Inclusions: **none**
Property Listed By: **Real Broker**

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











