



2, 4726 17 Avenue NW, Calgary, Alberta - \$640,000



Main Photo

Property Description

Welcome Home to Montgomery!

Located in one of Calgary's most sought-after communities, this beautifully designed four-plex is ideally positioned just minutes away from the Bow River and close to many local amenities. With a thoughtfully designed layout, this home offers style, comfort, and functionality across every level and over 2300sq/ft of total living space!

The main floor features 9-foot ceilings and an inviting open-concept layout. The kitchen has stainless steel appliances, granite countertops, modern white cabinetry, and hardwood flooring that extends into the living area—with a cozy gas fireplace. A discreet 2-piece powder room is conveniently located near the rear entrance, which opens to a private, low-maintenance yard with newly installed turf.

On the second floor, you'll find a spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite. This level also includes a second bedroom, another full 4-piece bathroom, and a stackable laundry



area for added convenience.

The third level adds an additional primary suite featuring a generous walk-in closet, a 5-piece ensuite with a double vanity and soaker tub and access to a private balcony—perfect for enjoying your morning coffee. A built-in wet bar enhances the functionality of this level, which can also be adapted as a media or entertainment room.

The fully finished basement adds even more living space, with an additional bedroom, a 4-piece bathroom, and a comfortable family room.

Additional highlights include new central air conditioning, a detached single garage with direct access to your private yard, and a designated visitor parking stall at the rear.

Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home offers exceptional connectivity while still maintaining a peaceful neighborhood feel.

Don't miss this opportunity to own a beautifully crafted home in the vibrant community of Montgomery.

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