# \$644,900 - 1, 4728 17 Avenue Nw, Calgary

MLS® #A2262227

### \$644,900

3 Bedroom, 5.00 Bathroom, 1,693 sqft Residential on 0.00 Acres

Montgomery, Calgary, Alberta

elcome to Montgomery! Nestled in one of Calgary's most desirable communities, this beautifully designed front unit in a stylish four-plex offers the perfect blend of modern living and prime locationâ€"just minutes from the Bow River and surrounded by a wealth of local amenities. With south-facing exposure and a sun-soaked front patio, this well-maintained home offers over 2,200 sq ft of total living space across four thoughtfully designed levels. From the moment you step inside, you'II appreciate the attention to detail, comfort, and functionality throughout. The main floor features soaring 9-foot ceilings and an inviting open-concept layout. A gourmet kitchen anchors the space, boasting quartz countertops, stainless steel appliances, sleek modern cabinetry, and rich hardwood flooring that flows into the living roomâ€"complete with a cozy gas fireplace. A discreet 2-piece powder room rounds out the main level. Upstairs, the second floor includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. A second bedroom, another full 4-piece bath, and convenient stackable laundry are also found on this level. The third-floor loft is a true standout, offering a versatile flex space that can serve as an additional primary suite, media room, or home office. It features a generous walk-in closet, a luxurious 5-piece ensuite with double vanity and soaker tub, a built-in wet bar, and access to a private balconyâ€"ideal for your morning coffee or







evening unwind. The fully finished basement provides even more living space, including a third bedroom, a 3-piece bath, and a comfortable family or recreation roomâ€"perfect for guests or movie nights. Additional highlights include central air conditioning, a detached single garage, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home combines exceptional connectivity with the charm and tranquility of the Montgomery neighborhood. Don't miss your chance to own this stunning, move-in-ready home in one of Calgary's most vibrant communities!

#### Built in 2013

#### **Essential Information**

MLS® # A2262227 Price \$644,900

Bedrooms 3

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 1,693 Acres 0.00

Year Built 2013

Type Residential
Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 1, 4728 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P5

#### **Amenities**

Amenities Parking

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Quartz Counters,

Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Corner Lot, Front Yard

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 4th, 2025

Days on Market 13

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX First

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