

1, 4722 17 Avenue NW  
Calgary, Alberta

MLS # A2213291

\$649,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Steps away from the innovative Montgomery main streets corridor, lively community hub, family and pedestrian friendly public realm! Bright and roomy townhome with contemporary flair. Airy, open concept floor plan, ensures effortless flow between the kitchen, dining, and living areas. Hardwood floors, 9' ceilings and lots of windows. Modern kitchen with full height cabinetry, large working island, quart countertops, walk in pantry and sleek, high end appliances. Functional foyer, hardwood floors, 9ft ceilings and gas fireplace, floating built-ins complete the main floor. Equally inviting second floor has a primary bedroom featuring a soaring vaulted ceiling, walk-in closet and a 6 piece ensuite with heated floors. There is also a second primary bedroom with a 4 piece ensuite bathroom. Fully developed basement offers high ceilings, recreation/family room, third bedroom and a 3 piece bath. A total of 3 bedrooms and 4 bathrooms! Convenient in suite storage, hot water on demand and wired audio throughout. Detached, dry walled garage! Convenience is the key; impressive proximity to all Main Street amenities, incredible parks, downtown, Bow River pathway and the Rocky Mountains.