

2, 4727 17 Avenue NW  
Calgary, Alberta

MLS # A2258574

**\$699,900**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                                      |               |                   |
| <b>Type:</b>     | Residential/Four Plex                           |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                              |               |                   |
| <b>Size:</b>     | 2,022 sq.ft.                                    | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached                          |               |                   |
| <b>Lot Size:</b> | -                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape |               |                   |

|                    |                                                                                                                               |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                               | <b>Condo Fee:</b> | \$ 150 |
| <b>Basement:</b>   | Finished, Full                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame                                                                                          | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                           |                   |        |

Welcome to this sophisticated executive townhome in the highly desirable, mature community of Montgomery. Offering over 2,400 sq. ft. of beautifully developed living space, this modern home includes 3+1 bedrooms and 4.5 bathrooms—every upstairs bedroom has its own private ensuite. Step inside and you are greeted by soaring 10-ft ceilings, an open concept layout, and exceptional finishes throughout. The chef’s dream kitchen features upgraded stainless steel appliances including a gas stove with double ovens and a brand-new fridge (2024), a striking solid glass backsplash, rare wenge hardwood lower cabinetry with pull-out pantry, quartz countertops with peninsula seating, and under-cabinet lighting. The dining area flows seamlessly into the living room with a cozy fireplace. A stylish 2-piece powder room completes the main level. The second floor has two large bedrooms with private 4-piece ensuites, each with closets fitted with organizers, and a generously sized laundry room. The third level is entirely dedicated to the primary retreat, featuring a private balcony with views of Canada Olympic Park and Shouldice Park, a skylit flex nook for an office, lounge, or vanity, and a walk-in closet with built-in organizers. The luxurious 5-piece ensuite is enhanced by a large skylight and includes dual sinks, a dual-head glass shower, and a soaker tub. The fully finished basement includes a large recreation/media room and a fourth bedroom with access to a full basement bathroom—an ideal space for guests or teenagers. Recent updates include new carpet and flooring throughout (excluding the main floor) in 2023, fresh paint updates (2023), a brand-new refrigerator (2024), and upgraded basement in-floor heating (2023). Additional highlights include central air conditioning, eight-foot solid core doors, nine-foot ceilings on the upper floors, in-ceiling

speakers, upgraded insulation, and a private patio with a detached garage. Located in Montgomery, this home is steps from Shouldice Athletic Park, Bow River pathways, and Edworthy Park. Schools, shopping, restaurants, and public transit are nearby, with quick access to Foothills and Children's Hospitals, the University of Calgary, Market Mall, and major routes including 16th Avenue, Shaganappi Trail, and Sarcee Trail. This home combines luxury, function, and location in one of Calgary's most established communities. Don't miss the opportunity to make it yours!