



# 4613 17 Avenue Calgary Alberta

\$625,000

Discover a home where modern elegance meets everyday comfort. This impeccably designed 3 bedroom, 3.5 bathroom townhouse offers over 1,950 sqft of finished living space, set in one of Calgary's most sought-after neighborhoods. With local cafes, top-rated restaurants, boutique shops, and scenic pathways just steps away--and easy access to downtown, the University of Calgary, Foothills & Children's Hospitals, and major roadways--this location is unmatched. Step inside and be welcomed by an expansive bright main level featuring high ceilings, warm hardwood floors, and a striking gas fireplace framed by custom built-ins. The chef's kitchen is as functional as it is stylish, offering sleek two-tone cabinetry, a large island, premium stainless steel appliances--including a gas range--and generous prep and storage space. Just beyond, a private enclosed patio provides a rare urban retreat, perfect for morning coffee or evening gatherings. Upstairs, the primary suite is a true sanctuary, boasting a spacious walk-in closet and a spa-inspired ensuite. A second bedroom with its own ensuite and walk-in closet, plus a conveniently located laundry area, complete this level. The fully developed lower level offers incredible versatility, whether for a media lounge, home gym, or playroom. A third bedroom with a walk-in closet makes an ideal guest suite or additional private retreat. Additional highlights include high ceilings throughout, a roughed-in sound system, top-down/bottom-up blinds, ample storage, and a single garage. This home is the perfect blend of quality, style, and location--a rare find in an unbeatable setting. Don't miss your opportunity to experience elevated urban living--schedule your showing today! (id:6769)

Primary Bedroom 14.42 Ft x 12.58 Ft

Other 5.08 Ft x 9.08 Ft

Bedroom 14.25 Ft x 9.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Recreational, Games room 15.67 Ft x 16.17 Ft

Bedroom 13.83 Ft x 10.42 Ft

3pc Bathroom Measurements not available

Storage 4.92 Ft x 6.25 Ft

Furnace 9.75 Ft x 5.67 Ft

Living room 14.83 Ft x 10.92 Ft

Dining room 16.00 Ft x 8.92 Ft

Kitchen 14.92 Ft x 9.50 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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