



4726 17 Avenue Calgary Alberta

\$640,000

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...

Bedroom 10.33 Ft x 10.58 Ft

Primary Bedroom 13.25 Ft x 14.33 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

5pc Bathroom 7.33 Ft x 10.33 Ft

Primary Bedroom 15.17 Ft x 18.00 Ft

Bedroom 8.33 Ft x 15.08 Ft

4pc Bathroom 5.67 Ft x 7.25 Ft

Living room 15.75 Ft x 15.33 Ft

Kitchen 11.42 Ft x 19.92 Ft

Dining room 6.08 Ft x 15.92 Ft

Living room 11.92 Ft x 17.67 Ft

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Listing Presented By:



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Other 7.67 Ft x 7.83 Ft

2pc Bathroom 4.67 Ft x 6.00 Ft