



# 4729 17 Avenue Calgary Alberta

\$749,900

You can't beat this location in MONTGOMERY with this luxury 3-storey 4-BED, 4.5-BATH TOWNHOME by Red Tree Custom Homes w/ FULLY DEVELOPED BASEMENT! Across the street from Shouldice Park, the Bow River, and the Shouldice Aquatic Centre, with local favourites within walking distance along Bowness Rd, including NOtaBLE, Abbey's Creations, and Angel's Cafe! The Alberta Children's Hospital, University of Calgary, Foothills Medical Centre, and Market Mall are all under 8 minutes away, and Foundations for the Future Charter School and Terrace Road School are a 15 and 8-minute walk away. It's an ideal location for any young couple looking to live in the area who don't want to sacrifice luxury or convenience! Spread out across four levels of fully developed living space, this upgraded home includes 3 upper bedrooms (each with private ensuites), a single detached garage, an open concept layout, and upgraded finishings throughout! The main floor enjoys a full wall of transom windows, flooding the home with natural light, with high ceilings and engineered WALNUT HARDWOOD flooring complimenting the open space. The front living room centres on a stunning gas fireplace with a tiled surround and beautifully framed by windows! A decorative tray ceiling with designer light distinguishes the dining room from the rest of the floor, ideal for entertaining, while the clean and modern kitchen overlooks the space welcoming the chefs in your family! A long island with quartz counter enjoys bar seating, a dual undermount stainless steel sink, and lots of storage. The flat panel cabinetry sits alongside a stylish tile backsplash, with designer pendant lightings bringing it all together. The stainless-steel appliance package includes a fridge/freezer, a gas range, a dishwasher, and a built-in microwave on the island. Upstairs, two junior suites with private 4-pc ensuites with fully tiled tub/...

Primary Bedroom 24.08 Ft x 18.33 Ft  
 Other 8.83 Ft x 7.67 Ft  
 5pc Bathroom 11.75 Ft x 8.92 Ft  
 Bedroom 14.25 Ft x 14.08 Ft  
 Bedroom 14.25 Ft x 12.33 Ft  
 Laundry room 8.83 Ft x 5.83 Ft

Bedroom 11.58 Ft x 9.00 Ft  
 Recreational, Games room 17.75 Ft x 15.67 Ft  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 Living room 13.00 Ft x 12.17 Ft  
 Kitchen 13.25 Ft x 9.17 Ft  
 Dining room 11.58 Ft x 9.00 Ft

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Listing Presented By:



Originally Listed by:  
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4pc Bathroom 8.83 Ft x 5.25 Ft  
4pc Bathroom 9.08 Ft x 5.25 Ft

2pc Bathroom 4.33 Ft x 4.00 Ft