

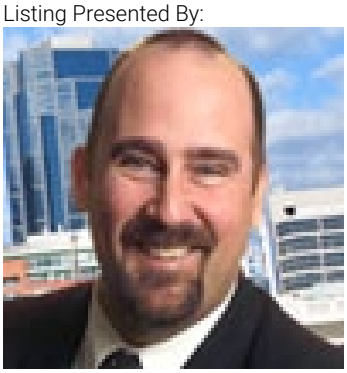
4615 17 Avenue Calgary Alberta

$569,900

** OPEN HOUSE SAT, NOV 14TH, 12-1 PM ** Ideally situated in the sought after inner city community of Montgomery, this beautiful two storey townhome pairs modern elegance with an inviting, sunny layout. A PRIVATE SOUTH FACING BACKYARD, a FULLY FINISHED BASEMENT and thoughtful details throughout make this home as comfortable as it is appealing. SOARING NINE FOOT CEILINGS and HARDWOOD FLOORS enhance the airy feel of the main level, where the kitchen, dining area and living room flow seamlessly together. Designed for both everyday living and entertaining, the kitchen features FULL HEIGHT CABINETRY, GRANITE COUNTERTOPS, under cabinet lighting, STAINLESS STEEL APPLIANCES, including a LARGE ISLAND WITH EATING BAR. The living room offers a welcoming place to unwind, centred around a GAS FIREPLACE with built-ins and complemented by BUILT-IN SPEAKERS. A rear mudroom and discreet powder room add convenience while keeping the main living spaces polished and uncluttered. Upstairs, TWO GENEROUS BEDROOMS each enjoy their own bathroom, with UPPER FLOOR LAUNDRY close at hand. The primary retreat features a WALK IN CLOSET and a FIVE PIECE ENSUITE with dual sinks, a jetted tub and a separate shower. The second bedroom is equally well appointed with its own four piece bath. The FINISHED BASEMENT extends the living space with nine foot ceilings, a spacious recreation room, a THIRD BEDROOM WITH WALK IN CLOSET, a four piece bathroom and additional storage. Create a private guest retreat, media room, home gym or office, the options are yours. Outside, enjoy the SOUTH FACING DECK and a GAS LINE FOR THE BBQ, perfect for relaxed evenings and summer gatherings. A DETACHED SINGLE CAR GARAGE provides secure parking, with additional street parking nearby. Condo fees include LAWN CARE AND SNOW REMOVAL for added ease. An exceptional Montgomery location puts the BOW RIVER PATHWAYS and SHOULDIC...

4pc Bathroom 5.00 Ft x 9.08 Ft
Family room 11.67 Ft x 15.58 Ft
Bedroom 11.33 Ft x 13.83 Ft
Other 6.08 Ft x 6.50 Ft
Living room 4.00 Ft x 12.08 Ft
2pc Bathroom 4.50 Ft x 6.00 Ft
Primary Bedroom 12.08 Ft x 14.83 Ft
Bedroom 9.50 Ft x 12.08 Ft
Laundry room 2.50 Ft x 5.50 Ft
4pc Bathroom 5.00 Ft x 9.50 Ft

Listing Presented By:



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Dining room 8.75 Ft x 16.00 Ft

Kitchen 9.00 Ft x 15.67 Ft

5pc Bathroom 9.08 Ft x 9.33 Ft