



4728 17 Avenue Calgary Alberta

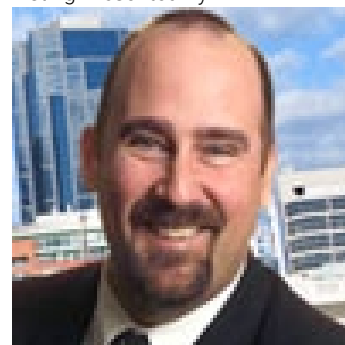
\$660,000

In real estate, location is everything -- and Montgomery is one of those rare communities that truly delivers. Steps from the Bow River pathways and surrounded by beloved local cafes, shops, and green space, this beautifully appointed front-unit townhouse in a modern four-plex offers elevated inner-city living without compromise. With south-facing exposure and a sunny front patio, this well-maintained home is filled with natural light and offers nearly 2,200 sq ft of total developed living space across four finished levels. Every floor has been thoughtfully designed to balance style, comfort, and everyday function. The main level impresses with 9-foot ceilings and a bright open-concept layout that's ideal for entertaining. The gourmet kitchen anchors the space with quartz countertops, sleek cabinetry, stainless steel appliances, and a central island perfect for gathering. Rich hardwood flooring carries into the inviting living room, where a gas fireplace adds warmth and character. A tucked-away 2-piece powder room completes this floor. On the second level, the primary bedroom serves as a relaxing retreat with a walk-in closet and private 4-piece ensuite. A second spacious bedroom, another full 4-piece bathroom, and convenient stackable laundry provide excellent functionality for families, guests, or roommates. The third-floor loft is a standout feature and offers exceptional versatility. Whether you envision a second primary suite, executive home office, media lounge, or creative space, this level adapts beautifully. Highlights include a large walk-in closet, a luxurious 5-piece ensuite with double vanity and soaker tub, a built-in wet bar, and access to a private balcony - the perfect place to unwind at the end of the day. Downstairs, the fully finished basement extends your living space with a generous recreation or family room, another bedroom, and a 3-piece bath...

- Bedroom 9.50 Ft x 9.75 Ft
- 3pc Bathroom 8.17 Ft x 4.42 Ft
- 4pc Bathroom 9.50 Ft x 6.58 Ft
- Primary Bedroom 14.42 Ft x 11.33 Ft
- Bedroom 13.42 Ft x 9.92 Ft
- Recreational, Games room 15.33 Ft x 12.33 Ft
- Furnace 9.75 Ft x 8.67 Ft
- 3pc Bathroom 8.08 Ft x 4.25 Ft

- Storage 5.08 Ft x 14.42 Ft
- Kitchen 14.25 Ft x 10.25 Ft
- Dining room 16.00 Ft x 8.00 Ft
- Living room 14.33 Ft x 12.58 Ft
- 2pc Bathroom 5.17 Ft x 4.58 Ft
- Bedroom 14.75 Ft x 17.17 Ft
- 5pc Bathroom 10.92 Ft x 4.92 Ft

Listing Presented By:



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