

# \$609,900 - 2, 4709 17 Avenue Nw, Calgary

MLS® #A2225874

**\$609,900**

3 Bedroom, 4.00 Bathroom, 1,329 sqft  
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

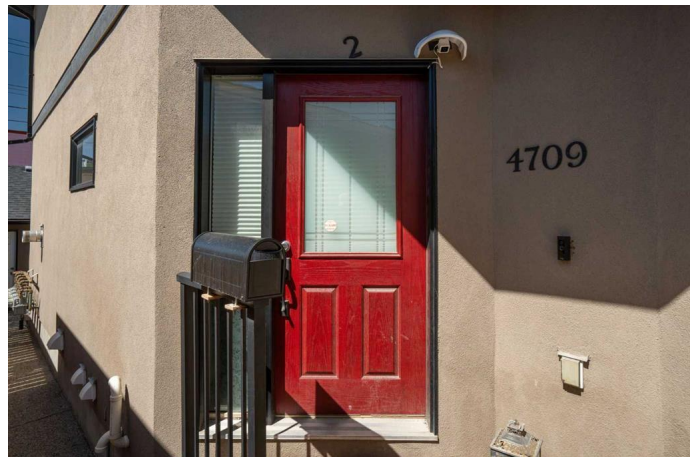
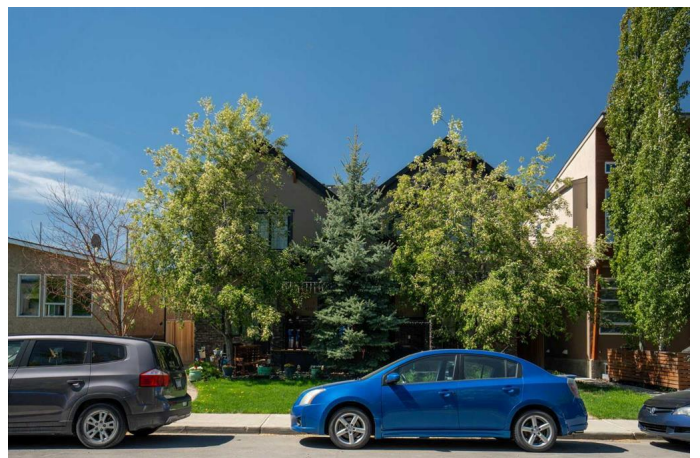
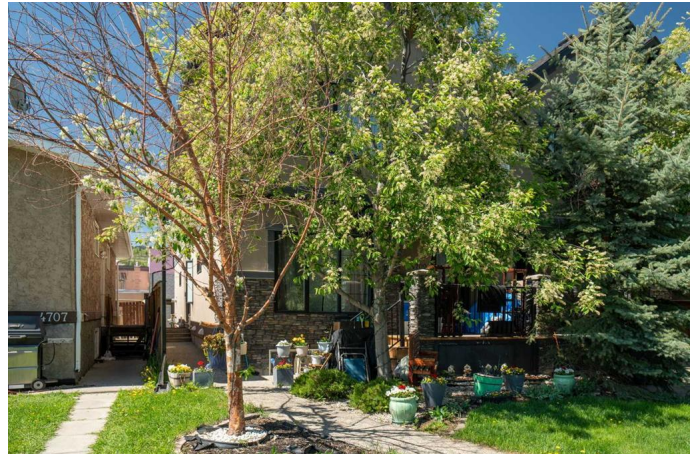
Don't miss this amazing opportunity to own a beautifully upgraded 2-storey townhome in one of Calgary's most sought-after communities. This stylish home features granite countertops throughout, hardwood floors, tile, 9' ceilings, a gas fireplace with custom built-ins, and a bright open layout with sunny south exposure. Enjoy the south-facing deck and patio, along with a single detached garage. Comfort is key with air conditioning, Hunter Douglas blackout blinds, and powered blinds in the main living area.

The main floor offers a gourmet kitchen with island and corner pantry, an open dining area, a spacious living room with gas fireplace, a powder room, and both front and rear entrances. Upstairs boasts a rare double master suite layout, each with its own ensuite and walk-in closet, plus upper floor laundry for ultimate convenience.

The fully finished basement includes a third bedroom, media/family room, full bathroom, and additional storage space.

All this for an ultra-low \$150/month condo fee. Pride of ownership shines in this move-in ready gem.

Convenience is the key—just steps from University District and Market Mall, with unbeatable access to Main Street amenities, incredible parks, over half a dozen leash and



off-leash dog parks, the Bow River Pathway, NOtaBLE Restaurant, and scenic trails. You're also a short drive to downtown and the Rocky Mountains, making this an ideal location for professionals, students, pet lovers, and outdoor enthusiasts alike.

The Montgomery development committee continues to revitalize the area through business upgrades, rezoning initiatives, and a bold vision to transform Montgomery into Calgary's next premier inner-city hotspot.

Built in 2011

**Essential Information**

MLS® #	A2225874
Price	\$609,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,329
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2, 4709 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

**Amenities**

Amenities	None
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Parking Spaces	1
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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