

# \$649,900 - 1, 4722 17 Avenue Nw, Calgary

MLS® #A2213291

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

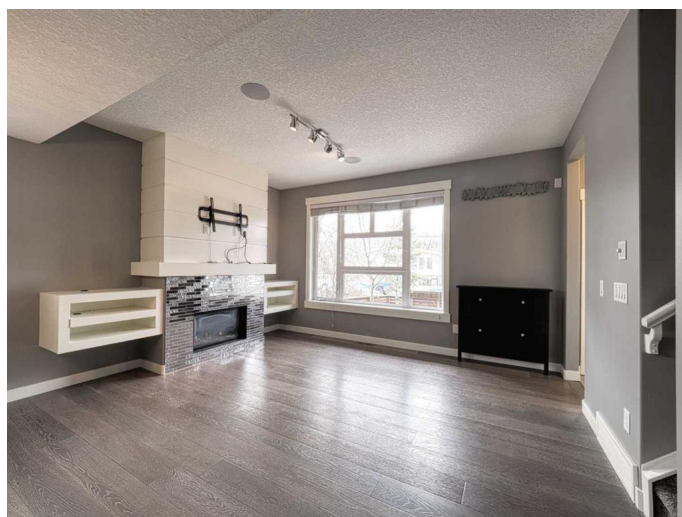
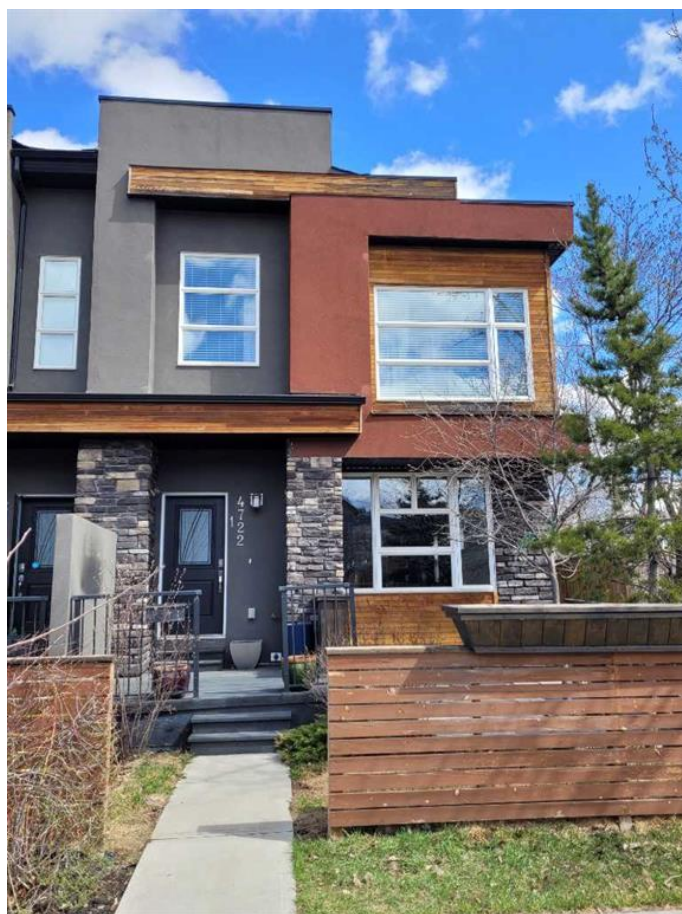
Steps away from the innovative Montgomery main streets corridor, lively community hub, family and pedestrian friendly public realm! Bright and roomy townhome with contemporary flair. Airy, open concept floor plan, ensures effortless flow between the kitchen, dining, and living areas. Hardwood floors, 9' ceilings and lots of windows. Modern kitchen with full height cabinetry, large working island, quart countertops, walk in pantry and sleek, high end appliances. Functional foyer, hardwood floors, 9ft ceilings and gas fireplace, floating built-ins complete the main floor. Equally inviting second floor has a primary bedroom featuring a soaring vaulted ceiling, walk-in closet and a 6 piece ensuite with heated floors. There is also a second primary bedroom with a 4 piece ensuite bathroom. Fully developed basement offers high ceilings, recreation/family room, third bedroom and a 3 piece bath. A total of 3 bedrooms and 4 bathrooms! Convenient in suite storage, hot water on demand and wired audio throughout. Detached, dry walled garage! Convenience is the key; impressive proximity to all Main Street amenities, incredible parks, downtown, Bow River pathway and the Rocky Mountains.

Built in 2013

## Essential Information

MLS® #                      A2213291

Price                        \$649,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 4722 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0E3

### Amenities

Amenities	Park, Playground
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Garage Faces Rear, Single Garage Detached
# of Garages	1

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Low Maintenance
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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