



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**4410 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2218058**



**\$889,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
<b>Inclusions:</b>	none		

**LEGAL BASEMENT SUITE | RENTED FOR \$2,000/MONTH | 5 BEDROOMS | 3.5 BATHROOMS | 10 FT CEILINGS | MODERN FINISHES | LANDSCAPED BACKYARD**

This beautifully designed home in Montgomery now includes a brand new legal basement suite, fully self-contained and currently rented for \$2,000 per month with a tenant happy to stay. Whether you're looking for a mortgage helper, an investment property, or extra space for extended family, this home offers incredible value. With over 2,500 square feet of living space, the main home features an open-concept design with 10-foot ceilings, hardwood floors, and a designer kitchen complete with a large quartz island, gas stove, walk-in pantry, and built-in wine rack. The living room is bright and inviting, with a gas fireplace and direct access to the spacious back deck with a gas hookup for a BBQ, making it perfect for entertaining. Upstairs, the primary suite is a private retreat with a five-piece ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The fully landscaped backyard is designed for relaxation and entertainment, featuring a deck wired for a hot tub, planter boxes, a fire pit area, privacy trees, and a dog run. The insulated double garage provides plenty of storage space. Located just steps from the Bow River, parks, local coffee shops, restaurants, easy access to Market Mall and the UofC/SAIT, and top hospitals, this home is in a prime location with quick access to downtown and the mountains. Montgomery is one of Calgary's most sought-after communities, offering a balance of nature, convenience, and city life. Don't miss this opportunity to own a stunning home with rental income potential. Book your

showing today.