



**GRASSROOTS**

REALTY GROUP

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**4520B 17 Avenue NW  
Calgary, Alberta**

**MLS # A2309134**



**\$839,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Wet Bar

**Inclusions:** N/A

Ideally located on a quiet street in the vibrant inner-city community of Montgomery, this modern semi-detached home delivers the perfect mix of style & space, and features many premium upgrades. From the welcoming stone front patio to the fully developed lower level, this fully finished home blends contemporary design with everyday functionality. The open-concept main floor features NEW LUXURY VINYL PLANK FLOORING, NEWER PROFESSIONAL PAINT, and A DESIGNER LIGHTING PACKAGE THROUGHOUT. A chef-inspired kitchen centers the space including granite countertops, newer appliances including an induction range, a new custom kitchen backsplash, and seamless flow into the bright dining area and a spacious living room anchored by a beautiful gas fireplace, perfect for entertaining. A half bath completes this level. Step outside to your PRIVATE OUTDOOR OASIS featuring a NEW REAR DECK equipped with built-in privacy panels and a BBQ gas line, and a low maintenance yard leading to a fully insulated & drywalled double-detached garage. Upstairs, you will find 3 generously sized bedrooms and a large laundry room complete with a sink and built-in storage. The master suite serves as a true retreat, highlighted by VAULTED CEILINGS, a large walk-in closet, and a luxurious 6-PC ENSUITE BATHROOM featuring a jetted tub. The fully-developed lower level feels cozy and inviting with newer carpet throughout. It features a functional wet bar, ideal for movie nights or game days, a 4th LARGE BEDROOM with a big closet and a full 4-piece bathroom, making this space perfect for guests or a growing family. Additional features include CENTRAL AC, a NEWER HOT WATER TANK & CENTRAL VACUUM. Enjoy the ultimate inner-city lifestyle with quick access to the University of Calgary, 2 major hospitals, downtown, transit

systems to downtown, University and the hospital and the river pathway system. Exceptional value in one of Calgary's favorite NW communities!