



2, 4620 17 Avenue NW
Calgary, Alberta

MLS # A2319795



\$614,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Garage Door Opener, Garage Faces Rear, Single Ga		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV mount

Montgomery Magic — Finished to Impress. Welcome to one of Montgomery's most thoughtfully designed townhouse condos — where upscale finishes, functional layout, and an unbeatable inner-city location come together in one exceptional package. From the moment you step inside, 10-foot ceilings, engineered oak hardwood, and a dramatic floor-to-ceiling tiled gas fireplace set the tone. The open great room concept flows seamlessly into a showstopper two-tone kitchen featuring a massive island, quartz countertops, stainless steel appliances, a metal and mirrored tile backsplash, pendant lighting, and generous pantry storage — this is a kitchen you'll actually want to cook in. A 2-piece powder room with quartz vanity and a tiled rear entry opening to a private deck with gas line round out an incredibly livable main floor. Upstairs, the primary suite is a true retreat — vaulted ceilings, large windows, a walk-in closet with built-ins, and a spa-inspired 5-piece ensuite with soaker tub, separate shower, double sinks, quartz counters, and tile floors. The second bedroom enjoys its own private 4-piece ensuite and walk-in closet — ideal for guests, roommates, or a dedicated home office setup. Upper-floor laundry with tile flooring adds everyday convenience. The fully builder-finished basement rounds out the package with a spacious rec room, pocket office, third bedroom with built-in closet, and a 4-piece bath — all with flat ceiling finish and the same quality detail carried throughout the home. Additional features include an acrylic stucco and stone exterior, metal spindle railings, 8 ft. interior doors, high-efficiency furnace, drip humidifier, gas hot water tank, and one parking stall in the detached garage. With only 4 units in the complex and low condo fees of just \$283/month, this is inner-city living without compromise. Steps from the Bow River

pathways, local dining, and minutes to downtown — Montgomery has never looked this good. Offered at \$614,900. Your next home is waiting.