



GRASSROOTS
REALTY GROUP

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2, 4733 17 Avenue NW
Calgary, Alberta

MLS # A2331958



\$580,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,674 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan		

Inclusions: Wall mount on main floor, security system, shelving unit on main floor

Welcome to #2, 4733 17 Ave NW! This 3-bedroom, 3.5-bathroom townhouse combines quality finishes, thoughtful design, over 2,000 sq. ft. of developed living space across four finished levels, and an unbeatable location. The bright, open-concept main floor features 9-foot ceilings, hand-scraped engineered hardwood flooring, a cozy gas fireplace, and a beautifully appointed kitchen with quartz countertops, two-tone soft-close cabinetry, under-cabinet lighting, stainless steel appliances, and plenty of workspace. A convenient powder room completes the main level. The second floor offers two spacious bedrooms, a full bathroom, and a generous laundry room. Upstairs, the entire third floor is dedicated to the private primary retreat, complete with a walk-in closet, custom wainscoting, a luxurious 5-piece ensuite with heated floors, and a private south-facing balcony. The fully finished basement provides additional living space with a large recreation room, full bathroom, and the comfort of in-floor heating, complete with a recently replaced water pump for added peace of mind. Additional upgrades include a newly upgraded central air conditioning system, in-ceiling speakers throughout, and extra attic insulation for improved comfort and efficiency. Outside, enjoy a fully fenced south-facing yard with low-maintenance Perfect Turf and a gas BBQ line, along with one covered parking stall and plenty of nearby street parking. Located in the sought-after community of Montgomery, you're just minutes from the Bow River pathway system, Shouldice Park, Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and an excellent selection of local restaurants and caf  s. With quick access to downtown and an easy escape to the mountains, this is inner-city living at its best.

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