



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1, 4711 17 Avenue NW  
Calgary, Alberta

MLS # A2334935



**\$549,900**

|             |                                                                                                                                  |        |                   |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|
| Division:   | Montgomery                                                                                                                       |        |                   |
| Type:       | Residential/Four Plex                                                                                                            |        |                   |
| Style:      | 2 Storey                                                                                                                         |        |                   |
| Size:       | 1,309 sq.ft.                                                                                                                     | Age:   | 2011 (15 yrs old) |
| Beds:       | 3                                                                                                                                | Baths: | 3 full / 1 half   |
| Garage:     | Alley Access, Single Garage Detached                                                                                             |        |                   |
| Lot Size:   | -                                                                                                                                |        |                   |
| Lot Feat:   | Front Yard, Landscaped                                                                                                           |        |                   |
| Heating:    | Forced Air, Natural Gas                                                                                                          |        |                   |
| Floors:     | Carpet, Hardwood                                                                                                                 |        |                   |
| Roof:       | Asphalt Shingle                                                                                                                  |        |                   |
| Basement:   | Full                                                                                                                             |        |                   |
| Exterior:   | Stucco, Wood Frame                                                                                                               |        |                   |
| Foundation: | Poured Concrete                                                                                                                  |        |                   |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |        |                   |
| Inclusions: | N/A                                                                                                                              |        |                   |

Located in the heart of Montgomery, this thoughtfully updated end-unit townhome offers a great combination of style, space and access to some of northwest Calgary's best outdoor amenities. Just minutes from the Bow River pathways and Shouldice Athletic Park, you can easily head out for a walk, run or bike ride, while still enjoying quick access to the city core. The main floor is bright and welcoming with engineered hardwood throughout and an open layout that connects the living, dining and kitchen spaces. A gas fireplace anchors the living room, while large windows bring in plenty of natural light. The kitchen offers generous cabinetry, a large centre island with seating, stainless steel appliances, a gas range and a walk-in pantry. A convenient powder room completes the main level. Upstairs, both bedrooms have their own ensuite, giving the home a layout that works especially well for couples, roommates or guests. The primary bedroom features a walk-in closet and a beautifully finished 5-piece ensuite with dual sinks, a freestanding soaker tub and an oversized glass-enclosed shower with subway tile. The second bedroom also includes its own 4-piece ensuite, while upper-floor laundry keeps everyday routines simple. The fully developed basement adds even more usable living space with a large family room that works perfectly for movie nights, a home gym or games area. A third bedroom, 3-piece bathroom, walk-in closet and additional storage make this level ideal for guests, a teenager or a private home office setup. Additional features include air conditioning installed a year ago, an electric hot water tank, five years old, and a detached garage. The home offers 1,309 sq. ft. above grade, plus the developed lower level, creating a surprisingly spacious footprint across all three levels. With the Bow River close by, easy access downtown and a layout that offers three

bedrooms, multiple living spaces and three full bathrooms plus a powder room, this property is a smart option for anyone looking for an inner-city home with both comfort and convenience.