



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 4733 17 Avenue NW
Calgary, Alberta

MLS # A2344691



\$589,999

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,616 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat, Rolled/Hot Mop	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N.A		

Welcome to this beautifully upgraded 3-bedroom, 3.5-bathroom townhome in the heart of Montgomery, offering over 1,900 sq. ft. of developed living space across four thoughtfully designed levels. With a private outdoor living area, central A/C, in-floor heating and an impressive top-floor primary retreat, this home offers an exceptional combination of comfort, style and functionality. Recent upgrades and improvements include a brand-new on-demand hot water system installed in September 2026, which also supplies the basement in-floor heating; a new LG appliance package installed in 2025 featuring a refrigerator/freezer, dishwasher, gas stove with built-in air fryer and extractor hood; new attic insulation and an upgraded extractor/ventilation system with a lifetime guarantee (2023); remote-controlled electric blinds in the living room and primary bedroom; acoustic wall panelling in the basement; central air conditioning; heated flooring in the primary ensuite; and new gates and fencing creating a large, private front patio and outdoor living space. The bright, open-concept main floor features 9' ceilings, hand-scraped engineered hardwood, a gas fireplace with custom built-in seating and storage, and a stylish kitchen with quartz countertops and two-tone cabinetry. The second level offers two generous bedrooms, a full 4-piece bathroom and a spacious dedicated laundry room. The entire third floor is devoted to the primary suite, creating a private retreat complete with a walk-in closet with custom built-ins, north-facing balcony and spa-inspired 5-piece ensuite featuring dual sinks, heated floors, a soaker tub and oversized glass shower with rainfall shower head. The fully developed lower level adds a large rec/flex room, full 4-piece bathroom, storage and comfortable in-floor heating, providing excellent additional living space. Outside, the newly fenced front patio creates a

private extension of the home's living space and includes a natural gas BBQ line. In-ceiling speakers and sound-system wiring are found throughout the home, while an assigned covered parking stall adds everyday convenience. Ideally located within walking distance of Safeway, Shouldice Park, the Aquatic Centre and the Bow River pathway system, with quick access to Market Mall, University District, downtown Calgary and Highway 1. A distinctive inner-city home offering substantial living space, extensive recent improvements and an outstanding northwest location.