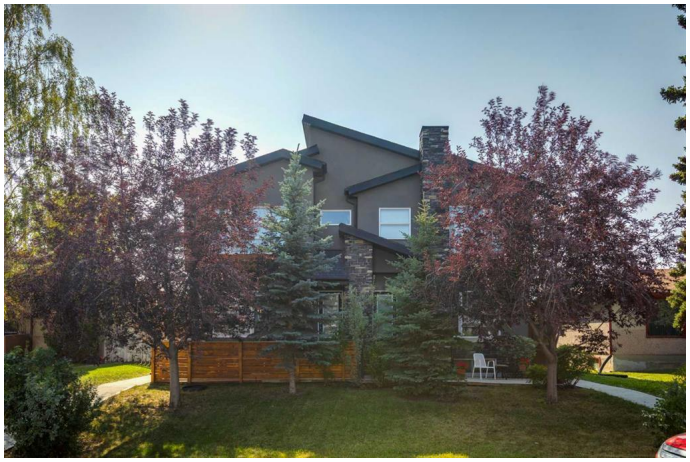
$614,900 - 2, 4613 17 Avenue Nw, Calgary

MLS® #A2255491

$614,900
3 Bedroom, 4.00 Bathroom, 1,325 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta



Experience modern sophistication in this beautifully crafted residence, perfectly situated in the desirable community of Montgomery. Designed with both elegance and practicality in mind, this home showcases two private master retreats upstairs and a stunning open-concept main floor where style meets function. The chefâ€™s kitchen features a striking oversized island, high-end stainless steel appliances, and a professional gas range, all opening onto a spacious great room anchored by a sleek gas fireplace framed with custom built-in bookcases. Sunlight pours through expansive south-facing windows, creating a warm and inviting atmosphere throughout. The fully developed lower level offers a generous family room, an additional bedroom with a walk-in closet, a luxuriously finished bathroom, and abundant storage. A private garage and low-maintenance yard complete this exceptional property. Ideally located steps from Foothills Hospital, the University of Calgary, Alberta Childrenâ€™s Hospital, and a vibrant selection of restaurants and cafÃ©s, this home combines refined design with unmatched convenience. A rare offeringâ€”this is truly a home to be treasured.

Built in 2013

Essential Information

MLS® #	A2255491
Price	$614,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,325
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 4613 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	Sotheby's International Realty Canada

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