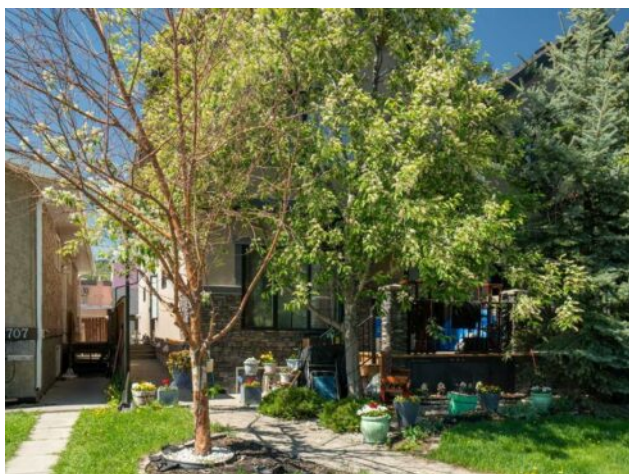


2, 4709 17 Avenue NW
Calgary, Alberta

MLS # A2225874



\$599,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,329 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

Water: -

Sewer: -

Condo Fee: \$ 150

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NA

Don't miss this amazing opportunity to own a beautifully upgraded 2-storey townhome in one of Calgary's most sought-after communities. This stylish home features granite countertops throughout, hardwood floors, tile, 9' ceilings, a gas fireplace with custom built-ins, and a bright open layout with sunny south exposure. Enjoy the south-facing deck and patio, along with a single detached garage. Comfort is key with air conditioning, Hunter Douglas blackout blinds, and powered blinds in the main living area. The main floor offers a gourmet kitchen with island and corner pantry, an open dining area, a spacious living room with gas fireplace, a powder room, and both front and rear entrances. Upstairs boasts a rare double master suite layout, each with its own ensuite and walk-in closet, plus upper floor laundry for ultimate convenience. The fully finished basement includes a third bedroom, media/family room, full bathroom, and additional storage space. All this for an ultra-low \$150/month condo fee. Pride of ownership shines in this move-in ready gem. Convenience is the key—just steps from University District and Market Mall, with unbeatable access to Main Street amenities, incredible parks, over half a dozen leash and off-leash dog parks, the Bow River Pathway, NOtABLe Restaurant, and scenic trails. You're also a short drive to downtown and the Rocky Mountains, making this an ideal location for professionals, students, pet lovers, and outdoor enthusiasts alike. The Montgomery development committee continues to revitalize the area through business upgrades, rezoning initiatives, and a bold vision to transform Montgomery into Calgary's next premier inner-city hotspot.