

\$625,000 - 4, 4411 17 Avenue Nw, Calgary

MLS® #A2084850

\$625,000

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Just finished! Here's a newly constructed & wonderful south facing townhome with roughed in A/C, single garage and just one block away from the Bow River Pathways in popular Montgomery. Features an Ideal dual master bedroom floorplan up each with the their own full ensuite bathroom (master contains a huge walk-in closet with a window), plus a full laundry room up featuring a laundry sink and storage cabinets. The main floor of this south facing unit is well lit and features 9' ceilings, a large quartz island, plenty of storage including a large pantry, sleek stainless steel appliances, all modern finishings including wide planked luxury vinyl flooring and a family room with oversized patio doors leading to the large south exposed deck. The unique bonus here is three doors leading to the outside, including a rear entrance to the fully finished basement which contains an illegal, fully self contained basement suite with its own laundry, bedroom, bathroom, kitchen and living areas.. Awesome location as it's™s on a quiet street and walking distance to the major Bow River pathway system, Edworthy and Shouldice parks. Several new amenities are only a short drive away such as the new Superstore, close to the Trinity Hills box stores and the new Farmers Market at Greenwich. Two hospitals and the U of C are only a few minutes away, a short commute to downtown and easy access west to the mountains!! Also includes a single insulated and drywalled garage space. Sure to impress is the unique



feature that the basement is larger than the main floor. Interior just finished and is now move-in ready (minus a few last minute touches)! This is a must see on your list of new homes when out viewing. New home Warranty Included. This is the last unit left in this newly constructed building, so don't delay!

Built in 2023

Essential Information

MLS® #	A2084850
Price	\$625,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,337
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4, 4411 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0N7

Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2023
Date Sold	November 2nd, 2023
Days on Market	27
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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