

\$569,900 - 4522 17 Avenue Nw, Calgary

MLS® #A2091253

\$569,900

3 Bedroom, 3.00 Bathroom, 1,024 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This beautifully renovated property features 3 bedrooms, 2 bathrooms and main floor laundry with over 1,000 square feet of living space on the main level alone, offering bungalow-living in this professionallyÂ renovated home! The property is perfectly located with easy access to downtown, the mountains and just a 1 minute walk to nearby amenities and restaurants. TheÂ side entrance with direct access to the basement and M-CG zoning mean this property is perfect for a LEGAL BASEMENT SUITE to assist with monthly costs if desired (adding aÂ legal suite for rental purposes would be subject to approval and permitting by the city/municipality). *Suited basement plans available upon request.Â Renovations include new windows, furnace, hot water tank, new vinyl and tile flooring, new cabinets (kitchen and bathrooms), fresh paint throughout, new appliances, plumbing fixtures, lighting and electrical updates. The timeless white kitchen is complete with quartz countertops and backsplash, pot and pan drawers, under cabinet lighting and a new Samsung appliance package. The kitchen has a peninsula with additional seating and overlooks both the living and dining areas. The expansive living area has two large SW-facing windows that allow natural light to pour through the home all day long. The large dining area has ample space for a dining table for six and a pantry space for added storage. Resilient vinyl flooring flows throughout the entire home (perfect for pets



and children) with tile in the bathrooms - meaning no carpet at all! The primary bedroom has space for a king bed and a private ensuite with dual sinks and a tiled walk-in shower. Two more generous-sized bedrooms, a main bathroom, linen closet and stacked laundry complete the main level. The large backyard is partially fenced and includes a patio space and parking for 3 vehicles. This beautiful new home has endless potential and is incredibly well located in the highly desirable community of Montgomery. Book your private viewing today!Â

Built in 1978

Essential Information

MLS® #	A2091253
Price	\$569,900
Sold Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,024
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4522 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B1

Amenities

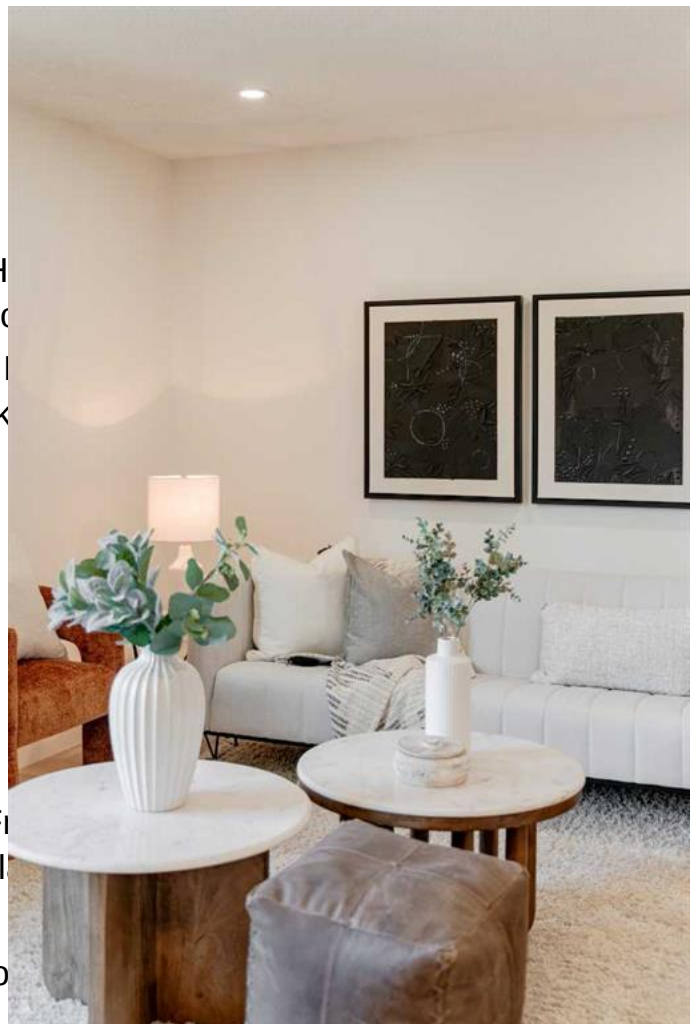
Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, No Animal H
Appliances	Pantry, Quartz Counters, Rec Dishwasher, Dryer, Electric I Washer, Washer/Dryer Stack
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, F Interior Lot, Level, Rectangul
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Woo
Foundation	Poured Concrete



Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 10th, 2023
Days on Market	8
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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