

\$799,900 - 4519 17 Avenue Nw, Calgary

MLS® #A2126466

\$799,900

4 Bedroom, 4.00 Bathroom, 1,917 sqft
Residential on 0.07 Acres

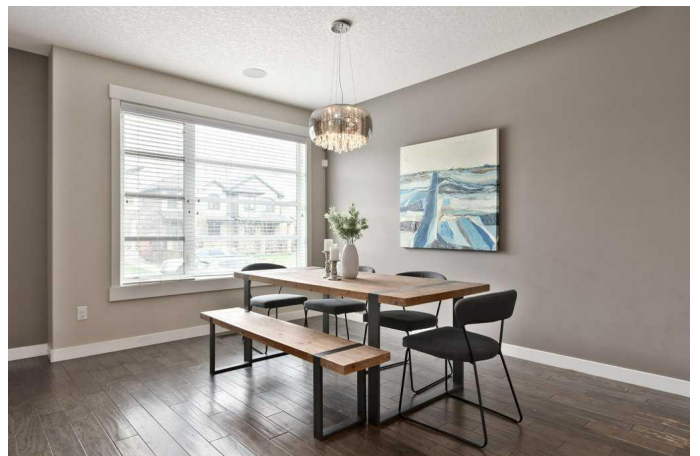
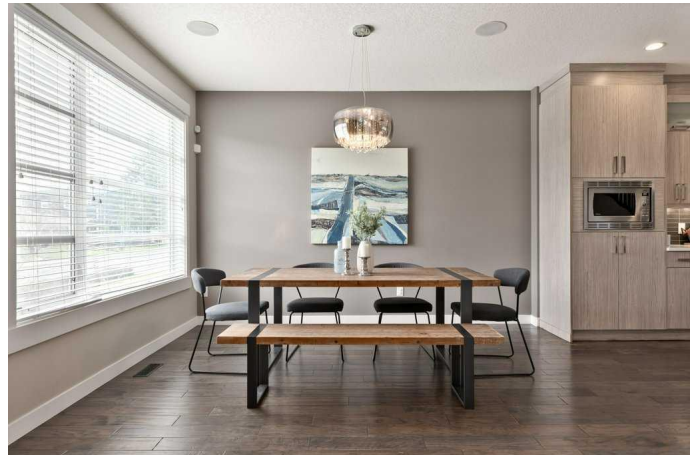
Montgomery, Calgary, Alberta

OPEN HOUSE HAS BEEN CANCELLED.
HOME IS PENDING UNTIL MAY 10TH.
Welcome to 4519 17 AVE NW, where luxury meets lifestyle in the heart of Montgomery. This 4-bedroom, 3.5-bathroom home is designed for those who value elegance and comfort without compromise. As you enter, a flood of natural light dances across the rich hardwood floors, creating a warm and inviting atmosphere.

To the left, the formal dining room greets you with a stunning chandelier and a large window, casting a soft glow and filling the space with sunlight. It's perfect for intimate dinners and family gatherings.

The kitchen features a 10-foot island with quartz countertops, light cabinetry, and ample storage. It's a chef's dream, ideal for both cooking and socializing. Picture yourself preparing meals while your guests sit at the eat-up island, sipping wine and sharing stories. The open concept connects the kitchen with the living room, which has a gas fireplace, built-in cabinetry, and large windows overlooking the private backyard. It's the perfect spot to relax with a book or host a movie night. With central air conditioning, the temperature is always just right.

Upstairs, the three spacious bedrooms offer flexibility for a growing family or guests. The primary bedroom is a tranquil retreat, with a



luxurious ensuite featuring his-and-hers sinks, quartz countertops, a glass-enclosed shower, and a private toilet area. The additional bedrooms share a second bathroom. Upstairs laundry adds to the convenience.

The fully finished basement provides even more space to relax and entertain. The rec room, with its wet bar and custom cabinetry, is ideal for game nights or weekend gatherings. The fourth bedroom and additional 4-piece bathroom make it an ideal guest suite or a private space for older children.

Step outside to the south-facing backyard, a lush oasis where kids and pets can play. It's a perfect setting for morning coffee or evening barbecues. The location offers the best of both worlds - nature and convenience. Shouldice Park and Edworthy Park are just minutes away, perfect for morning jogs or leisurely walks along the Bow River. With Alberta Children's Hospital, Foothills Medical Center, and CF Market Mall nearby, all your amenities are within reach.

Experience the best of both worlds - the tranquillity of nature and the convenience of urban amenities. 4519 17 AVE NW is more than just a home; it's a lifestyle. Welcome to your new beginning.

Built in 2013

Essential Information

MLS® #	A2126466
Price	\$799,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,917
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4519 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2024
Date Sold May 10th, 2024
Days on Market 8
Zoning M-CG
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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