

\$840,000 - 4422 17 Avenue Nw, Calgary

MLS® #A2130936

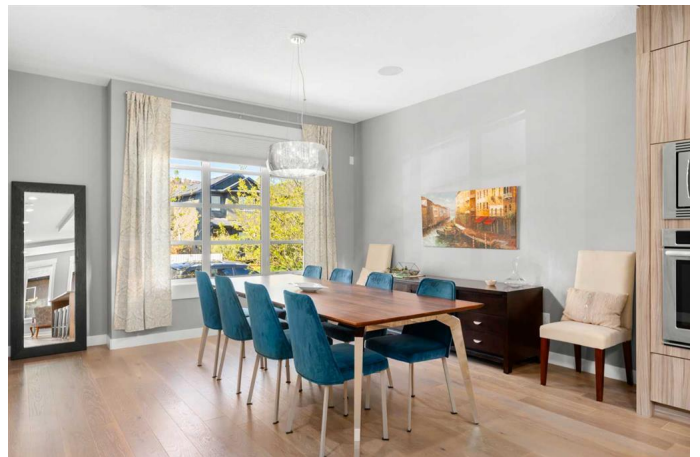
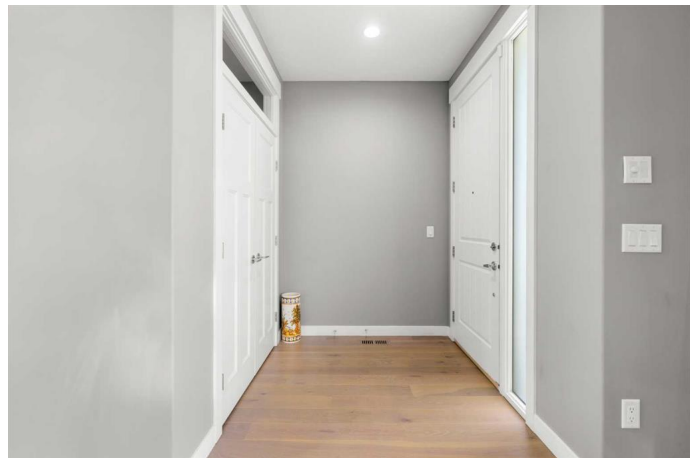
\$840,000

4 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This stunning fully upgraded semi-detached home in Montgomery has an outstanding location only a few blocks from the Bow River & Shouldice Park and a quick drive to the Children's Hospital & Foothills Medical Centre. The home is custom designed with built in speakers, central air conditioning & hardwood flooring throughout the main & upper levels. When you enter the home you will love the open concept floor plan with 9" ceilings, modern decor, recessed lighting & functional design. The spacious front dining room has plenty of room for a large table seating 10 or more people. The central kitchen features full height cabinets, custom backsplash, under cabinet lighting, quartz countertops, built in stainless steel appliance package with gas range & built in convection oven. Massive centre island with plenty of counter space and room for stools. The rear living room showcases a gas fireplace with surrounding built ins & large windows looking out into the backyard. The upper level features the primary bedroom boasting a 5 piece ensuite with dual vanity, built in soaker tub, glass shower & skylight allowing plenty of natural light to pour in. The walk-in closet has a perfectly designed custom built in system giving you the functionality and storage space you need. The two additional bedrooms are spacious and if a home office is needed an ideal space. Rounding out the upper level is the main 4 piece bathroom & large laundry room with front load washer & dryer, sink and custom shelving



system. The lower level is a beautiful extension of the home featuring media room with built-ins, wet bar, flex space that could be used as homework station, 4th bedroom & 4 piece bathroom completing the ideal setup for house guests or older kids living on this level. The backyard is beautifully landscaped & includes a lovely deck to sit on & enjoy the sun while barbequing. The rear double garage easily fits two vehicles and guests can park on the street out front.

Built in 2014

Essential Information

MLS® #	A2130936
Price	\$840,000
Sold Price	\$847,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4422 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0N8

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Wet Bar, Wired for Sound
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Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Rectangular Lot
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Roof	Asphalt
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Construction	Stucco, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 11th, 2024
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Date Sold	May 16th, 2024
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Days on Market	5
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Zoning	M-CG
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX First
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