

\$699,900 - 1, 4729 17 Avenue Nw, Calgary

MLS® #A2133101

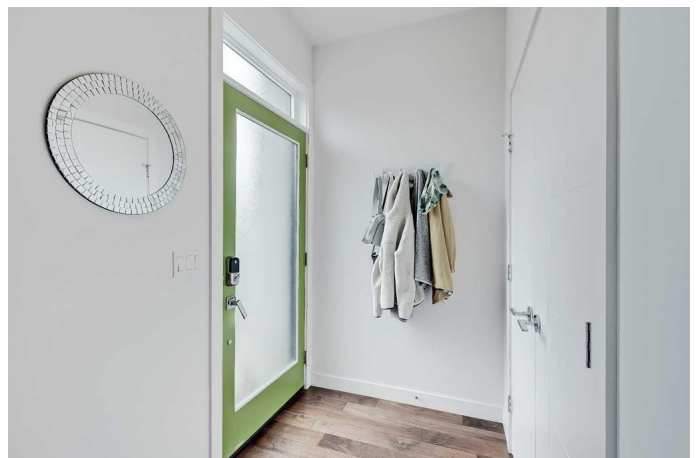
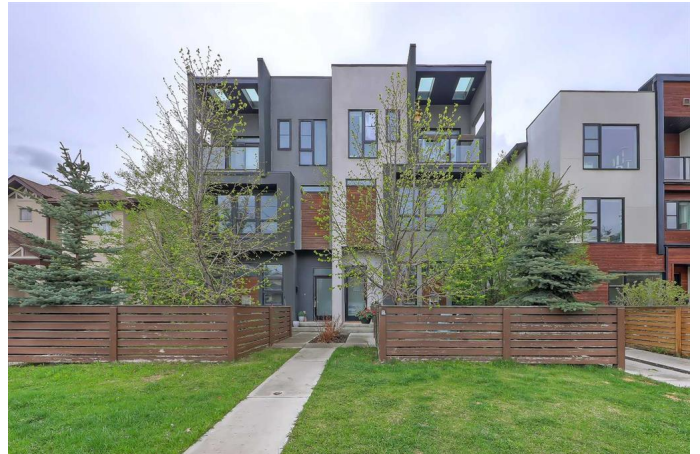
\$699,900

4 Bedroom, 5.00 Bathroom, 1,994 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

You can't beat this location in MONTGOMERY with this luxury 3-storey 4-BED, 4.5-BATH TOWNHOME by Red Tree Custom Homes w/ FULLY DEVELOPED BASEMENT! Across the street from Shouldice Park, the Bow River, and the Shouldice Aquatic Centre, with local favourites within walking distance along Bowness Rd, including NOTABLE, Abbey's Creations, and Angel's Café! The Alberta Children's Hospital, University of Calgary, Foothills Medical Centre, and Market Mall are all under 8 minutes away, and Foundations for the Future Charter School and Terrace Road School are a 15 and 8-minute walk away. It's an ideal location for any young couple looking to live in the area who don't want to sacrifice luxury or convenience! Spread out across four levels of fully developed living space, this upgraded home includes 3 upper bedrooms (each with private ensuites), a single detached garage, an open concept layout, and upgraded finishings throughout! The main floor enjoys a full wall of transom windows, flooding the home with natural light, with high ceilings and engineered WALNUT HARDWOOD flooring complimenting the open space. The front living room centres on a stunning gas fireplace with a tiled surround and beautifully framed by windows! A decorative tray ceiling with designer light distinguishes the dining room from the rest of the floor, ideal for entertaining, while the clean and modern kitchen overlooks the space



welcoming the chefs in your family! A long island with quartz counter enjoys bar seating, a dual undermount stainless steel sink, and lots of storage. The flat panel cabinetry sits alongside a stylish tile backsplash, with designer pendant lightings bringing it all together. The stainless-steel appliance package includes a fridge/freezer, a gas range, a dishwasher, and a built-in microwave on the island. Upstairs, two junior suites with private 4-pc ensuites with fully tiled tub/shower combos await, with a linen closet and laundry area. The primary suite features more transom windows, a spacious walk-in closet w/ built-in shelving, a PRIVATE BALCONY, and a 5-pc ensuite w/ heated tile floor, soaker tub, dual sinks, quartz counter, and large shower w/ full-height tile surround and rain shower head. The fully developed basement features a large recreation area, a hobby room, and an additional 4-pc bathroom, expanding your living space in this already incredible townhome! Living in Montgomery is unlike any other, w/ easy access to Bowness & all its shops & amenities, WinSport, Edworthy Park, plus all the restaurants & shops along 16th Ave! Highway 1 is just a stone's throw away, too, giving you complete access to the entire city for easy commuting and direct access to the mountains. Drive around the neighbourhood, stop into an open house, or book your private viewing to see your new home for yourself – you will love what you see!

Built in 2016

Essential Information

MLS® #	A2133101
Price	\$699,900
Sold Price	\$665,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,994
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 4729 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C7

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	November 9th, 2024
Days on Market	175
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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