

\$850,000 - 4427 17 Avenue Nw, Calgary

MLS® #A2137805

\$850,000

4 Bedroom, 4.00 Bathroom, 1,847 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This beautiful custom-built detached home in Montgomery offers over 2,600 square feet of luxurious living space and is just steps away from a playground and the Bow River pathways. The main floor welcomes you with 9-foot ceilings, oversized windows, and a spacious dining room at the front of the house. As you walk through to the kitchen, you'll notice its large island with an eye-catching green accent, full-height cupboards, and a butler's pantry with additional counter space and storage. The inviting living room features a gas fireplace framed by built-in cabinetry and a sliding glass door leading out to the deck. The beautifully landscaped backyard will become an extension of your living space with its composite deck, stone patio, artificial turf, and a full irrigation system, including drip lines for your potted plants. With southwest exposure, it's the perfect spot to enjoy the afternoon and evening sun. Upstairs, the primary bedroom serves as a luxurious retreat with a 5-piece ensuite, including a soaker tub and a walk-in closet. The clever layout of the second floor features a laundry closet and a 4-piece bathroom that separates the two secondary bedrooms, ensuring peace between siblings.

Downstairs, the space is ideal for hosting guests or family, featuring a media room with a wet bar, a guest bedroom with a massive walk-in closet, a flex space for working from home, a 4-piece bathroom, and abundant storage space. Other notable features include



central air conditioning, a central audio system with ceiling speakers, and an exterior security camera system for peace of mind. Youâ€™ll love the paved back alley leading to the double detached garage, which boasts a 200-amp electrical service, ideal for EV charging. This home is a true gem, offering a perfect combination of style, comfort, all in a central location.

Built in 2012

Essential Information

MLS® #	A2137805
Price	\$850,000
Sold Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,847
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4427 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0N7

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, See Remarks

Interior

Interior Features	Closet Organizers, Kitchen Closet(s), Wet Bar, Wired for
Appliances	Bar Fridge, Built-In Oven, Control(s), Gas Cooktop, Washer/Dryer
Heating	Central, Fireplace(s), Natural
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Garden, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 25th, 2024
Days on Market	19
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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