

\$500,000 - 2, 4721 17 Avenue Nw, Calgary

MLS® #A2139382

\$500,000

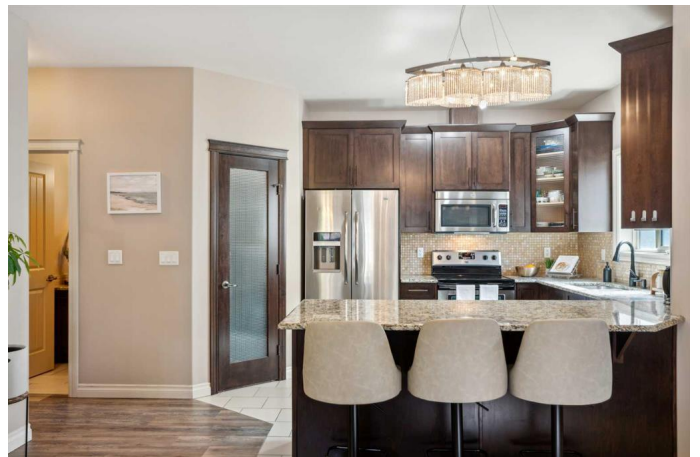
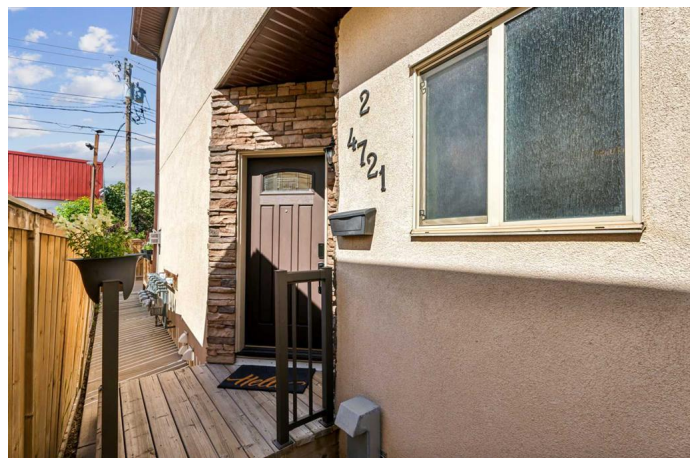
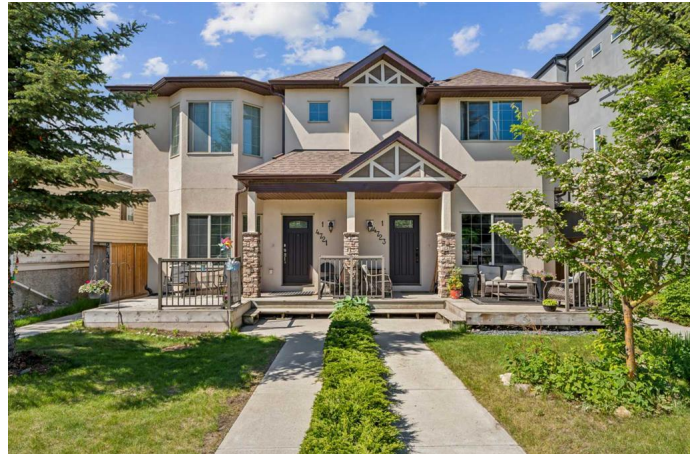
4 Bedroom, 4.00 Bathroom, 1,276 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

EXCEPTIONAL OPPORTUNITY FOR FIRST-TIME BUYERS & INVESTORS! 4 BEDS | 3.5 BATHS | 1700+ SQ FT. TOTAL LIVING SPACE | DETACHED GARAGE | MINUTES TO THE RIVER & SHOPPING | \$200/MONTH CONDO FEE.

Discover a rare gem in the heart of Montgomery. This spacious property is perfect for families, young professionals, or investors seeking a prime opportunity. Upon entry, you'll be greeted by an open concept layout with a modern transitional design. The gourmet kitchen features granite countertops, stainless steel appliances, bar seating, and a spacious pantry. The kitchen seamlessly flows into the living room, which boasts a cozy corner fireplace and sliding doors leading to a large deck and patio—ideal for summer gatherings with friends and family. Adjacent to the living room is a sizable and inviting dining area. The upper level hosts a luxurious primary bedroom with a sophisticated 4-piece ensuite. Two additional bedrooms with views of Canada Olympic Park and a full bathroom complete this floor. The fully finished basement offers a plush carpeted recreation room, a fourth bedroom with a walk-in closet, another full bathroom, and a storage room with laundry facilities. For added convenience, there is a large shared detached garage to house your vehicle. Situated in the desirable Montgomery neighborhood, this home is minutes to coffee shops, restaurants, Shouldice Athletic Park,



Montalban Park off-leash dog park, the Bow River, Market Mall, two hospitals, and offers a quick 15 min commute to downtown Calgary. Don't miss out on this exceptional property. Schedule your showing today!

Built in 2010

Essential Information

MLS® #	A2139382
Price	\$500,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,276
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2, 4721 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Walk-In
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	Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	June 21st, 2024
Days on Market	1
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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