

# \$575,000 - 1, 4626 17 Avenue Nw, Calgary

MLS® #A2151143

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,195 sqft

Residential on 0.00 Acres

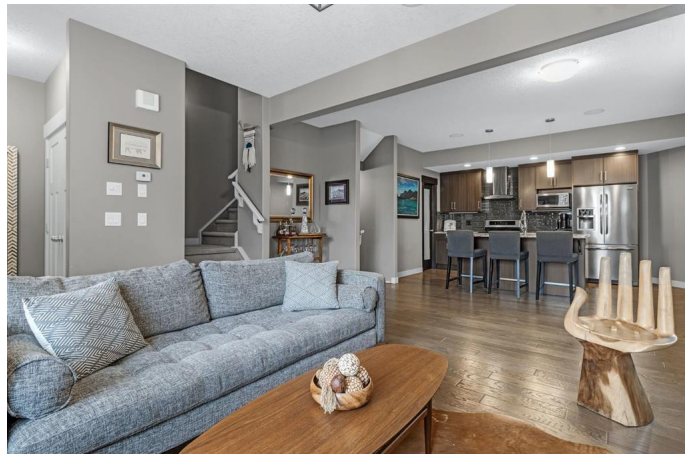
Montgomery, Calgary, Alberta

Welcome to this beautifully updated fourplex, a perfect blend of modern living and serene surroundings. Featuring 3 generously sized bedrooms, 3 full bathrooms, and a convenient half bath, perfect for families or those who love to entertain. The open-concept layout ensures a bright and airy feel throughout the home. Two of the upstairs bedrooms boast ensuite bathrooms, providing a luxurious and private retreat. No more hauling laundry up and down the stairs with this thoughtfully placed upstairs laundry room. Additional living space in the fully finished basement includes ample storage, ideal for all your needs. Situated on quiet streets and close to the Bow River, you'll have access to numerous parks, green spaces, and recreational opportunities. With the amenities of Bowness Road just a short distance away, you'll find shopping, dining, and entertainment within easy reach. Spend your evenings on the south-facing porch, shaded by mature trees that provide plenty of privacy. This property won't last long! Don't miss the chance to make this beautiful townhome your own.

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2151143  |
| Price      | \$575,000 |
| Sold Price | \$562,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,195         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 4626 17 Avenue Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0P3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Storage, Wired for Sound                                              |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Hot Water, Natural Gas                                                              |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                              |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                        |
|-----------------|------------------------|
| Lot Description | Front Yard, Many Trees |
| Roof            | Asphalt Shingle        |
| Construction    | Stucco                 |
| Foundation      | Poured Concrete        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 19th, 2024   |
| Date Sold      | August 10th, 2024 |
| Days on Market | 22                |
| Zoning         | M-C1              |
| HOA Fees       | 0.00              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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