

\$819,800 - 4540 17 Avenue Nw, Calgary

MLS® #A2162983

\$819,800

4 Bedroom, 4.00 Bathroom, 1,915 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

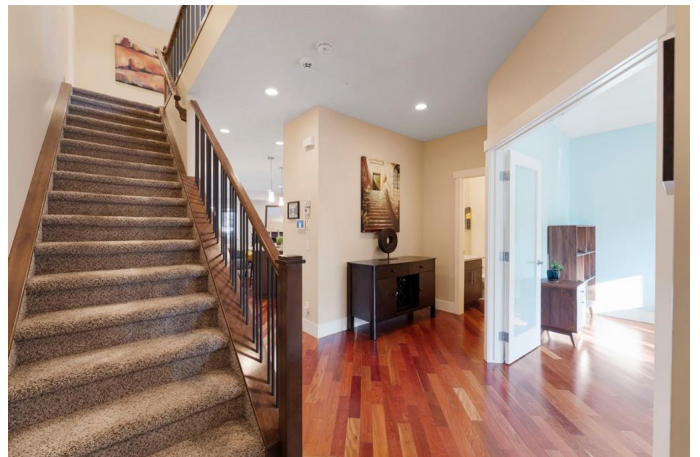
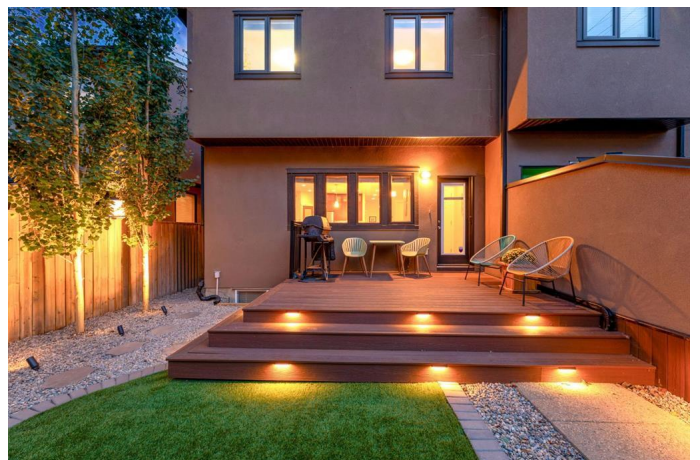
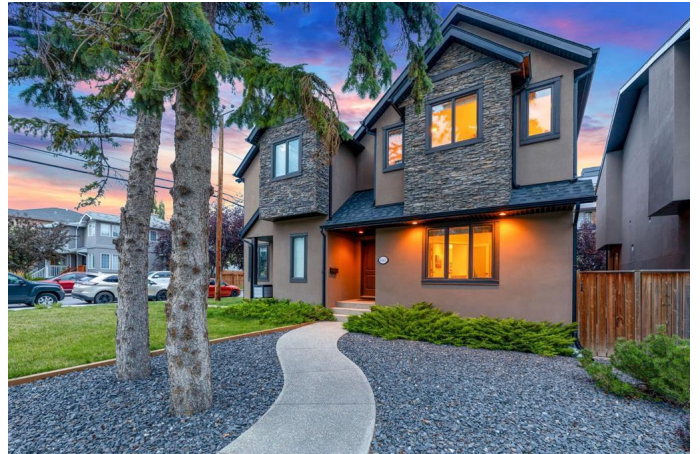
Discover “inner city living” in the heart of Montgomery, just steps away from shopping, trails, schools, and parks, with this meticulously crafted home. With nearly 2,800 total square feet, this residence boasts high-end finishes and a thoughtfully designed layout that blends elegance with comfort.

The home features an open and bright design, accentuated by 9-foot ceilings on both the main and lower levels. The expansive kitchen is complete with a center island, custom cabinetry, and stunning granite countertops. Large windows throughout ensure a continuous flow of natural light, creating an airy and welcoming atmosphere.

The luxurious master suite is a highlight, offering a spacious bedroom with a walk-in closet and a spa-like 5-piece ensuite, which includes a relaxing soaker tub. The main floor also features a bright den, ideal for a home office.

The fully developed lower level adds significant value with a spacious rec room that boasts 9-foot ceilings, a fourth bedroom, and a 3-piece bathroom. Practical features such as in-floor heating and built-in shelving in the upstairs laundry enhance convenience and comfort.

Exterior details like acrylic stucco, stone accents, and exposed aggregate sidewalks complement the home’s high-quality finishes. The low-maintenance yard is designed for ease and enjoyment, featuring artificial turf and a composite deck. The fully



finished 20x20 double garage offers additional convenience.

Located just a short walk from the scenic Bow River trail, this home provides exceptional quality and value. The current owner loves the walkable proximity to the river, the dog-friendly neighborhood, and the ease of commuting to downtown by bike, transit, or car. Quick access to Stoney Trail and TransCanada, a private backyard oasis, friendly neighbors, and nearby coffee shops, restaurants, and grocery stores make this location ideal. Each level of the home can be customized to fit your unique living style, offering comfort year-round. Compare for yourself and see why this could be your perfect new home.

Built in 2011

Essential Information

MLS® #	A2162983
Price	\$819,800
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4540 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B0P1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Paved

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Street Lighting, Yard Lights, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 15th, 2024
Days on Market	9
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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