$659,990 - 1, 4713 17 Avenue Nw, Calgary

MLS® #A2226041

$659,990

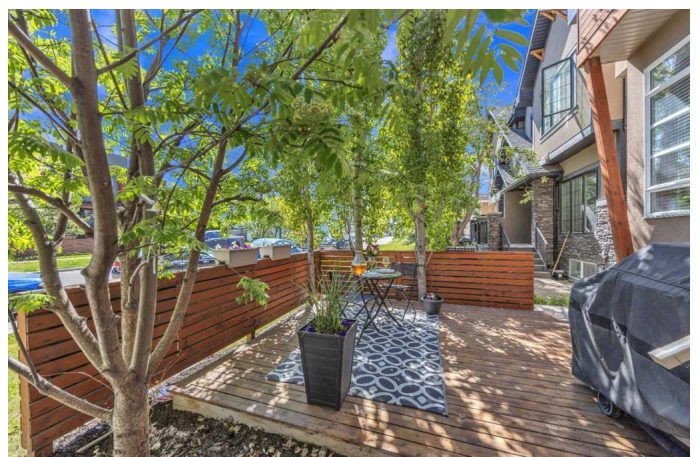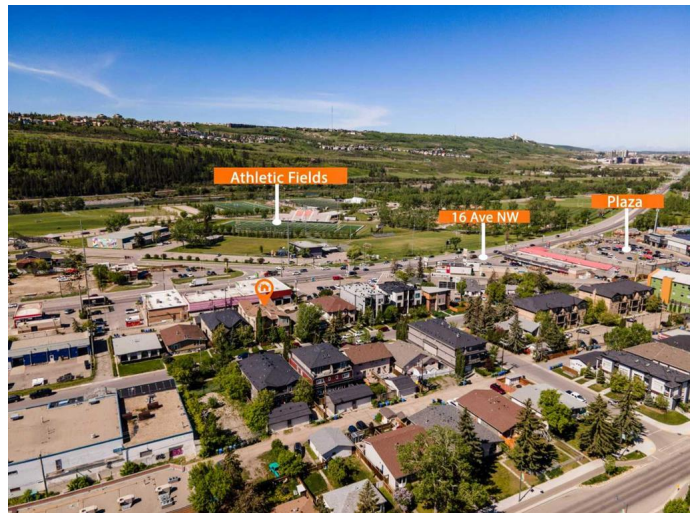3 Bedroom, 4.00 Bathroom, 1,350 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

HOTTEST NEW LISTING in Montgomery!!! Nearly 2,000 sq ft of well designed living space across three beautifully finished levels. This custom-built townhome blends upscale urban style with everyday comfort and is packed with luxurious details throughout. From the moment you step inside, you're greeted by 10-foot ceilings, oversized windows, and skylights that fill the home with natural light, creating a bright and inviting atmosphere. The main floor offers an open layout anchored by a stunning fireplace, perfect for cozy evenings, and a high-end kitchen that features sleek cabinetry, premium appliances, quartz counters and ample storageâ€"ideal for both entertaining and daily living. A stylish powder room and elegant dining space complete the main level.

Upstairs, you'll find two spacious bedrooms, both with their own private ensuites, offering the perfect setup for roommates, guests, or a growing family. The primary suite is a true retreat, complete with soaring ceilings, a massive walk-in closet, and a spa-like ensuite with high-end finishes. The upper level also features a convenient laundry room with built-in cabinetry and sink, designed to make life a little easier.

The fully finished basement adds a whole new level of living with a generous family room/games area, wet bar, full 3-piece bathroom, and a third bedroom thatâ€™s perfect for guests or a private home office.

Outside, enjoy a spacious front deck area—ideal for morning coffee or evening drinks—as well as your own single-car garage for secure parking and storage. For added value and convenience, furniture can be included, making this a turn-key opportunity.

Located in the highly sought-after community of Montgomery, you're just steps from parks, the Bow River, Olympic park, Market Mall, U of C, and major routes. This home is packed with features and offers a rare blend of style, space, and location—a truly exceptional offering you won't want to miss.

Built in 2012

Essential Information

MLS® #	A2226041
Price	$659,990
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 4713 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Detached, Titled
# of Garages	1

Interior

Interior Features	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Gas, Glass Doors, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Courtyard, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Garden, Level, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	20
Zoning	M-C1

Listing Details

Listing Office	KIC Realty