

**3, 4612 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2235055**



**\$675,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	na		

**\*\*OPEN HOUSE SATURDAY 12-5, SUNDAY 12-2\*\*** Welcome to a beautifully crafted SW-facing front-unit townhome nestled in one of Calgary's most vibrant and evolving inner-city communities, Montgomery. As you drive through the neighbourhood, you're surrounded by a perfect blend of nature and urban living. Enjoy being just minutes from the Bow River pathways, Shouldice Park, and Bowmont Park, offering endless outdoor recreation opportunities. Local cafes, award-winning restaurants, shops, and Market Mall are all nearby, along with quick access to the University of Calgary, Foothills Hospital, and downtown via major routes. This townhome offers timeless design and thoughtful functionality with three spacious bedrooms and 3.5 bathrooms. The main floor features wide-plank hardwood flooring and an open concept layout with a bright living room, complete with built-in shelving and a gas fireplace. The modern kitchen is a true centrepiece, featuring full-height cabinetry, quartz countertops, stainless steel appliances including a gas range and chimney-style hood fan, and a large eat-in island. A gas line is also installed for convenient BBQ hookup. The dining space seamlessly connects the layout and makes entertaining easy. Oversized windows flood the main level with natural light, creating a warm and welcoming atmosphere. Upstairs, glass railings and maple handrails lead to two luxurious primary suites, each with their own walk-in closets and ensuite bathrooms. The main primary bedroom showcases vaulted ceilings, built-in shelving, and a stunning 5-piece ensuite complete with a double vanity, in floor heating, freestanding soaker tub, and walk-in shower. The second suite includes its own 4-piece ensuite, perfect for guests, roommates, or a growing family. A full laundry room with sink and upper cabinetry adds practicality to the

upper level. The fully finished basement adds a third bedroom, a spacious rec room with a wet bar and built-in media unit, and a full bathroom. Truly a layout with the most flexibility—great for entertaining, accommodating extended family with their own guest retreat, or creating a full office or creative space. Additional upgrades include central A/C, ceiling speakers, an irrigation system, alarm rough-in, and custom built-in closet. This is your opportunity to live in a low-maintenance, modern townhome in a well-connected community with strong local character and every convenience at your fingertips. Book your private viewing today and see why it's the perfect place to call home.