

# \$589,900 - 2, 4613 17 Avenue Nw, Calgary

MLS® #A2255491

**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,325 sqft  
Residential on 0.14 Acres

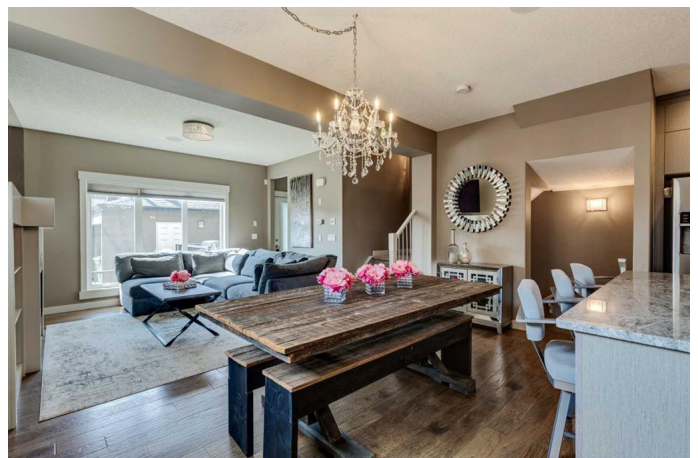
Montgomery, Calgary, Alberta

Experience modern sophistication in this beautifully crafted residence, perfectly situated in the desirable community of Montgomery. Designed with both elegance and practicality in mind, this home showcases two private master retreats upstairs and a stunning open-concept main floor where style meets function. The chef's kitchen features a striking oversized island, high-end stainless steel appliances, and a professional gas range, all opening onto a spacious great room anchored by a sleek gas fireplace framed with custom built-in bookcases. Sunlight pours through expansive south-facing windows, creating a warm and inviting atmosphere throughout. The fully developed lower level offers a generous family room, an additional bedroom with a walk-in closet, a luxuriously finished bathroom, and abundant storage. A private garage and low-maintenance yard complete this exceptional property. Ideally located steps from Foothills Hospital, the University of Calgary, Alberta Children's Hospital, and a vibrant selection of restaurants and cafés, this home combines refined design with unmatched convenience. A rare offering—this is truly a home to be treasured.

Built in 2013

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2255491  |
| Price  | \$589,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.14          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 4613 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 |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                    |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Mantle, Great Room                                                                                                  |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Yard, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                               |
| Construction      | Stone, Stucco                                 |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 39                   |
| Zoning         | M-C1                 |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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