\$725,000 - 1, 4727 17 Avenue Nw, Calgary

MLS® #A2205611

\$725,000

4 Bedroom, 5.00 Bathroom, 1,994 sqft Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Experience luxurious urban living in the heart of MONTGOMERY, where modern elegance meets exceptional convenience! This 3-STOREY, 4-BED, 4.5-BATH townhome by **RED TREE CUSTOM HOMES has been** immaculately maintained by its original owner. The home has been refreshed with NEW PAINT THROUGHOUT, PROFESSIONALLY CLEANED CARPETS, and a FRESHLY PAINTED FENCE. It's clean, move-in ready, and available for immediate possession! Located just steps away from Shouldice Park, the Bow River, and local favourites like NOtaBLE and Abbey's Creations, this home offers vibrant community living, with shopping options including a newly renovated Safeway only 5 minute walk away. Conveniently located 5 mins from Market Mall, Foothills Hospital, the Alberta Children's Hospital, and the new trendy University District, it's perfect for those seeking accessibility to essential services. Ideal for young professionals, students, or savvy investors, this property is not just a home - it's a lifestyle. Enjoy quick access to DT and the majestic mountains, perfect for outdoor enthusiasts seeking adventure! Designed for both style & function, the primary bedroom occupies the entire third storey- this luxurious retreat features ample space for an in-home office, a private balcony, and an exquisite 5-pc ensuite complete with HEATED TILE FLOORS and rain shower head. It's the ultimate personal sanctuary designed for relaxation &





productivity alike. Boasting significantly more SQFT compared to other townhomes on the market – each bedroom has its own ENSUITE, and the open-concept main level feels bright & welcoming with high ceilings and engineered WALNUT HARDWOOD flooring. The living room is anchored by a sleek gas fireplace, creating a warm atmosphere that flows easily into a dining space accented by designer lighting. The kitchen is equally impressive, with quartz countertops, a large island with bar seating, and a complete stainless steel appliance package, including a gas range, making it a chef's dream! Downstairs, the fully finished basement extends your living space even further, with a large recreation area ideal for a theatre room or home gym, along with a 4th bedroom & another full bathroom. Living in Montgomery means enjoying easy access to Bowness & its amenities, WinSport, Edworthy Park & all the restaurants along 16 Ave. Hwy 1 is a stone's throw away, providing effortless commuting & direct access to the mountains! A single detached garage provides secure parking & additional storage. The property also features LOW CONDO FEES, making it a smart investment opportunity for young professionals, students, or anyone seeking a turnkey inner-city lifestyle. A PRE-LISTING HOME INSPECTION has already been completed, and with no pets and just one owner, the home is in excellent condition. Don't miss your chance to own this modern, move-in-ready townhome in one of Calgaryâ€[™]s most exciting and connected inner-city communities. Book your private showing & step into your dream lifestyle today!

Built in 2014

Essential Information

MLS® # A2205611

| Price | \$725,000 |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,994 |
| Acres | 0.07 |
| Year Built | 2014 |
| Туре | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |



Community Information

| Address | 1, 4727 17 Avenue Nw |
|-------------|----------------------|
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0P4 |
| | |

Amenities

| Amenities | None |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Skylight(s), Wired for Sound |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |

| Has Basement | Yes |
|--------------|----------------|
| Basement | Finished, Full |

Exterior

| Exterior Features | Balcony |
|-------------------|-------------------------------|
| Lot Description | Level, Rectangular Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 26th, 2025 |
|----------------|------------------|
| Days on Market | 10 |
| Zoning | M-C1 |

Listing Details

Listing Office RE/MAX House of Real Estate

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