

# \$575,000 - 2, 4613 17 Avenue Nw, Calgary

MLS® #A2255491

**\$575,000**

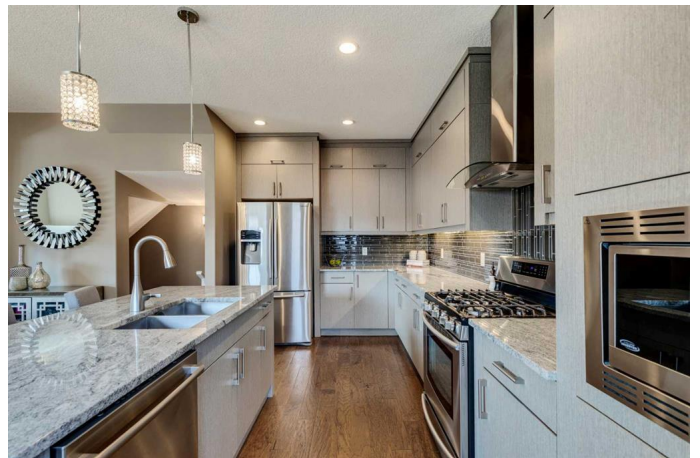
3 Bedroom, 4.00 Bathroom, 1,325 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

If you are on the search for Community and Convenience look no further...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          | \$575,000     |
| 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 | Bookcases, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Great Room, Mantle                                                                                                  |
| Has Basement      | Yes                                                                                                                      |

Basement                      Full

**Exterior**

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

**Additional Information**

Date Listed              September 10th, 2025  
Days on Market        55  
Zoning                    M-C1

**Listing Details**

Listing Office            Sotheby's International Realty Canada

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