\$825,000 - 4735 17 Avenue Nw, Calgary

MLS® #A2200213

\$825,000

4 Bedroom, 3.00 Bathroom, 2,035 sqft Residential on 0.08 Acres

Montgomery, Calgary, Alberta

Situated on a peaceful street, this stunning detached home, completely rebuilt in 2010, offers you both style and convenience. With MC zoning, the property provides excellent potential for future redevelopment. Boasting 9-ft ceilings across all three levels, it features four spacious bedrooms. The open fover and dedicated office on the ground level make it perfect for professionals working from home. On the second floor, you'll enjoy a beautifully upgraded kitchen with a gas stove, high-gloss cabinets, and stainless steel appliances. The adjoining living room opens to a west-facing balcony, an ideal spot to relax while soaking in sunset views. Upstairs, the third level includes three generously sized bedrooms, with the master suite offering a luxurious 5-piece ensuite and a walk-in closet. The insulated oversized double attached garage ensures ample space for parking and storage. Conveniently located just minutes from Market Mall, the University of Calgary, Silver Springs Golf Club, Foothills and Alberta Children's Hospitals, the Bow River, Edworthy Park, Bowness Park, and nearby restaurants and grocery stores, this home combines tranquil living with easy access to key amenities. Check out the 3D tour and schedule your private viewing today!











Built in 2010

Essential Information

MLS® # A2200213 Price \$825,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,035 Acres 0.08 Year Built 2010

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 4735 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P4

Amenities

Parking Spaces 2

Parking Double Garage Attached

None

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Central
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Exterior

Basement

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Corner Lot, See Remarks, Street Lighting,

Triangular Lot

Roof See Remarks

Construction Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 47

Zoning M-C1

Listing Details

Listing Office Homecare Realty Ltd.

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