

# \$644,900 - 1, 4728 17 Avenue Nw, Calgary

MLS® #A2262227

**\$644,900**

4 Bedroom, 5.00 Bathroom, 1,693 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to Montgomery! Nestled in one of Calgary's most desirable communities, this beautifully designed 4 bedroom front unit in a stylish four-plex offers the perfect blend of modern living and prime location—just minutes from the Bow River and surrounded by a wealth of local amenities. With south-facing exposure and a sun-soaked front patio, this well-maintained home offers over 2,200 sq ft of total living space across four thoughtfully designed levels. From the moment you step inside, you'll appreciate the attention to detail, comfort, and functionality throughout. The main floor features soaring 9-foot ceilings and an inviting open-concept layout. A gourmet kitchen anchors the space, boasting quartz countertops, stainless steel appliances, sleek modern cabinetry, and rich hardwood flooring that flows into the living room—complete with a cozy gas fireplace. A discreet 2-piece powder room rounds out the main level. Upstairs, the second floor includes a spacious primary bedroom with a walk-in closet and a 4-piece ensuite. A second bedroom, another full 4-piece bath, and convenient stackable laundry are also found on this level. The third-floor loft is a true standout, offering a versatile flex space that can serve as an additional primary suite. It features a generous walk-in closet, a luxurious 5-piece ensuite with double vanity and soaker tub, a built-in wet bar, and access to a private balcony—ideal for your morning coffee or evening unwind could also be used as a cozy



media room, or home office. The fully finished basement provides even more living space, including a third bedroom, a 3-piece bath, and a comfortable family or recreation room—perfect for guests or movie nights. Additional highlights include central air conditioning, a detached single garage, and a designated visitor parking stall at the rear. Located just minutes from Bowness Road, 16th Avenue, and Shaganappi Trail, this home combines exceptional connectivity with the charm and tranquility of the Montgomery neighborhood. Don't miss your chance to own this stunning, move-in-ready home in one of Calgary's most vibrant communities!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262227      |
| Price          | \$644,900     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,693         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 4728 17 Avenue Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0P5              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                              |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full                                                                                                                                    |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Lot Description   | Back Lane, Corner Lot, Front Yard   |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 42                |
| Zoning         | M-C1              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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