

\$564,900 - 2, 4709 17 Avenue Nw, Calgary

MLS® #A2261207

\$564,900

3 Bedroom, 4.00 Bathroom, 1,329 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Located in vibrant Montgomery, this stylish and functional home offers exceptional value, comfort, and convenience—perfect for professionals, students, pet lovers, and outdoor enthusiasts alike.

Step inside to discover high-end finishes throughout, including granite countertops, hardwood flooring, 9'™ ceilings, and a gas fireplace with custom built-ins. The sun-soaked main level features south-facing exposure, creating a bright, open layout that's perfect for both everyday living and entertaining. Comfort is top of mind with central A/C, Hunter Douglas blackout blinds, and powered blinds in the living area.

The main floor boasts a gourmet kitchen with island and corner pantry, an open dining area, spacious living room with fireplace, powder room, and convenient front and rear entrances.

Upstairs, enjoy the rare double master suite layout, with each bedroom offering a private ensuite and walk-in closet. Upper floor laundry makes daily routines effortless.

The fully finished basement adds even more versatility, with a third bedroom, generous media/family room, full bathroom, and extra storage space.

Step outside to a private south-facing deck



and patio, perfect for relaxing or entertaining, along with a single detached garage. All this comes with an ultra-low \$150/month condo fee and clear pride of ownership throughout.

Convenience is unmatched—just steps from University District and Market Mall, with quick access to Main Street shops, restaurants, parks, leash and off-leash areas, the Bow River Pathway, and Calgary favorites like NOTaBLE. A short drive takes you to downtown or west to the Rocky Mountains.

Montgomery itself continues to shine with exciting revitalization projects, business upgrades, and rezoning initiatives, solidifying its bold vision as Calgary’s next premier inner-city hotspot.

Don’t miss this move-in ready gem in one of Calgary’s fastest-evolving communities!

Built in 2011

Essential Information

MLS® #	A2261207
Price	\$564,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,329
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2, 4709 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	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	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	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	20
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.