

# \$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-STORY, 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 Calgary'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
Type	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	9
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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