\$599,900 - 2, 4534 17 Avenue Nw, Calgary

MLS® #A2197684

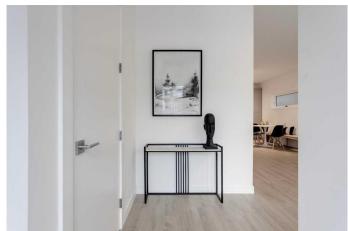
\$599,900

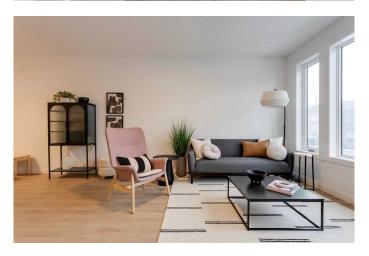
2 Bedroom, 3.00 Bathroom, 1,330 sqft Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this stunning brand-new fourplex by Aldebaran Homes, where modern living meets an unbeatable location! The open-concept layout creates a bright and airy atmosphere throughout, making every space feel inviting. Step into the large family room, featuring impressive 9-foot ceilingsâ€"perfect for unwinding after a busy day. The massive kitchen is a chef's dream, offering abundant cabinet space and a spacious island ideal for entertaining friends and family. Upstairs, you'II find two generously sized bedrooms, each with its own ensuite bathroom, providing a luxurious and private retreat. Say goodbye to lugging laundry up and down the stairs, thanks to the conveniently located upstairs laundry room. Looking to personalize your space? The basement is roughed in and ready for development, offering the potential for an additional bedroom and bathroom. The big ticket items on this home were carefully thought about, HRV System, efficient building envelope, double pane low e windows, and hardie board siding with manufactured stone. Nestled on a quiet street in Montgomery, you're just steps away from the Bow River, with easy access to numerous parks, green spaces, and recreational opportunities. Plus, the amenities of Bowness Road are just a short drive away, giving you shopping, dining, and entertainment at your fingertips. With low maintenance living, 9-foot ceilings throughout the main level and basement, and a spacious kitchen with ample storage, this property truly







has it all. Don't miss your chance to make this beautiful townhome your ownâ€"call your realtor today!

Built in 2024

Essential Information

MLS® # A2197684 Price \$599,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,330 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 2, 4534 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P1

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Kitchen Island, Quartz Counters, See Remarks

Appliances Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement See Remarks

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025

Days on Market 117

Zoning M-CG

Listing Details

Listing Office Charles

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.