

**4735 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2243999**



**\$777,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                         |               |                   |
| <b>Size:</b>     | 2,035 sq.ft.                                                               | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, See Remarks, Street Lighting, Triangular |               |                   |



|                    |                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | See Remarks                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Siding                                                | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |      |

**Inclusions:** Furniture is negotiable

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 foyer 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!