

**2, 4534 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2248679**



**\$599,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Montgomery             |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,330 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                  |

|                    |                                              |                   |        |
|--------------------|----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | \$ 200 |
| <b>Basement:</b>   | See Remarks                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks                                  | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, See Remarks |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

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 ceilings—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'll 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. This is the last unit!!! Don't miss your chance to make this beautiful townhome your own—call your realtor today!