

# \$879,900 - 4413 17 Avenue Nw, Calgary

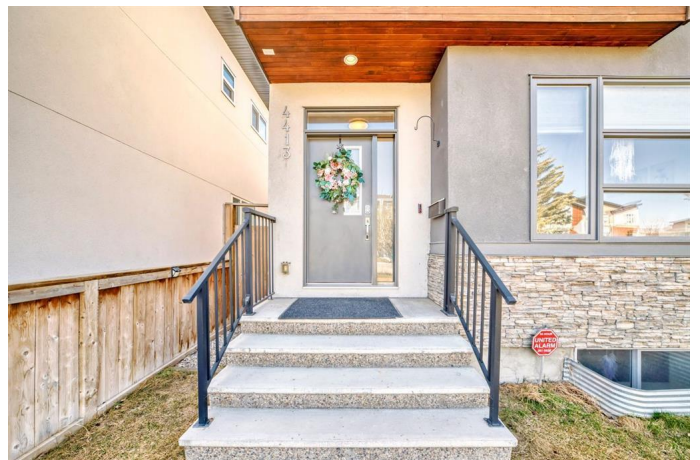
MLS® #A2206683

**\$879,900**

4 Bedroom, 4.00 Bathroom, 1,921 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Luxurious Fully Upgraded 2-Storey Home in Montgomery. Welcome to this stunning 2-storey home, perfectly situated in the desirable community of Montgomery with convenient access to 16th Avenue and a wealth of local amenities. This impeccably designed residence offers luxury, functionality, and modern elegance throughout.. Upon entry, you are greeted by a spacious, fully tiled foyer that flows seamlessly into the formal dining area and open-concept living space. Oversized windows and skylights fill the home with natural light, enhancing the modern design. Additional features include a built-in speaker system across all levels, 9-foot ceilings, and extensive custom storage solutions. The living room showcases a contemporary stone fireplace with custom built-ins, complemented by bright white oak hardwood flooring. The gourmet kitchen is a true centerpiece, featuring custom two-tone cabinetry, glass tile backsplash, under-cabinet lighting, high-end stainless steel appliances including a built-in oven and gas range. A sleek glass railing staircase leads to the upper level, maintaining open sightlines and a sense of spaciousness. The second floor offers two generously sized bedrooms with built-in closet systems, including one with a large walk-in closet. A stylish 4-piece bathroom with a fully tiled shower and a dedicated laundry room with sink and ample storage complete this level. The primary suite is a private retreat, boasting 12-foot vaulted ceilings, an upgraded



custom ceiling fan, an expansive walk-in closet, and a luxurious 5-piece ensuite. The ensuite features elegant tile work, a walk-in glass shower, dual vanities, and a massive skylight that floods the space with natural light. The fully developed basement continues to impress with 9-foot ceilings, a custom built-in entertainment unit, and a sophisticated wet bar with bar fridge. A spacious fourth bedroom with a walk-in closet and an additional full bathroom with a glass shower and extensive cabinetry provide comfort and convenience. The landscaped backyard offers a concrete patio, gas BBQ hookup, and a finished double detached garage with drywall. This exceptional property combines modern luxury with thoughtful design—“an absolute must-see for discerning buyers.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206683               |
| Price          | \$879,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,921                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4413 17 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 0N7 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Data |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove, Water Purifier, Water Softener             |
| Heating           | Forced Air                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                             |

### **Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                          |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Wood Frame                                                                                              |
| Foundation        | Poured Concrete                                                                                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 5                |
| Zoning         | M-CG             |

### **Listing Details**

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