

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

MLS® #A2206683

\$879,900

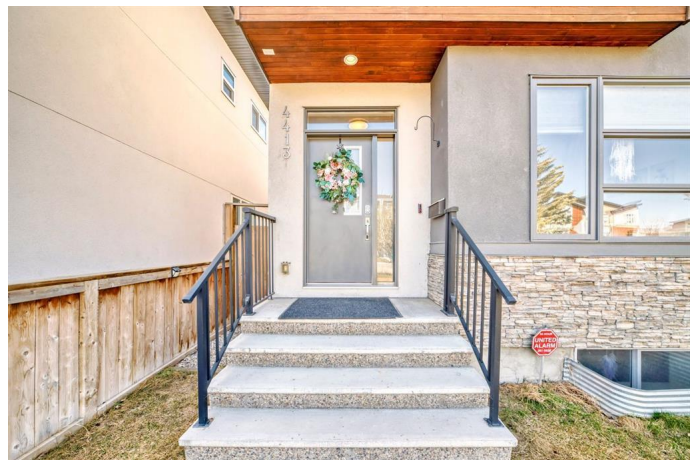
4 Bedroom, 4.00 Bathroom, 1,921 sqft

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
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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
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

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

Date Listed	April 26th, 2025
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Days on Market	1
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Zoning	M-CG
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Listing Details

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