$849,900 - 4413 17 Avenue Nw, Calgary

MLS® #A2206683
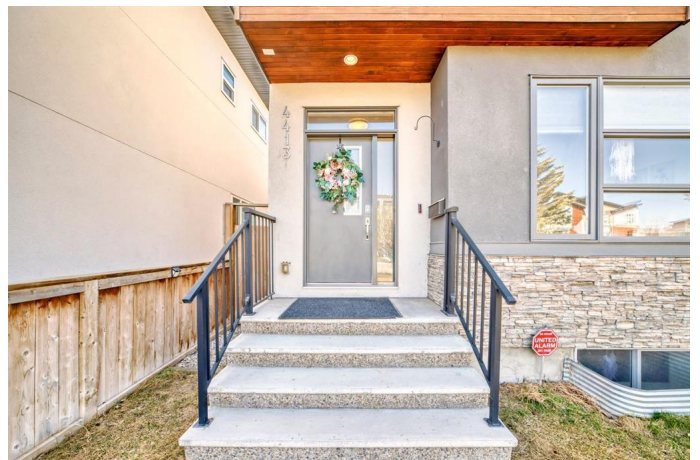
$849,900

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 designâ€"an absolute must-see for discerning buyers.

Built in 2014

Essential Information

MLS® #	A2206683
Price	$849,900
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	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Water Purifier
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, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2025
Days on Market	18
Zoning	M-CG

Listing Details

Listing Office   First Place Realty