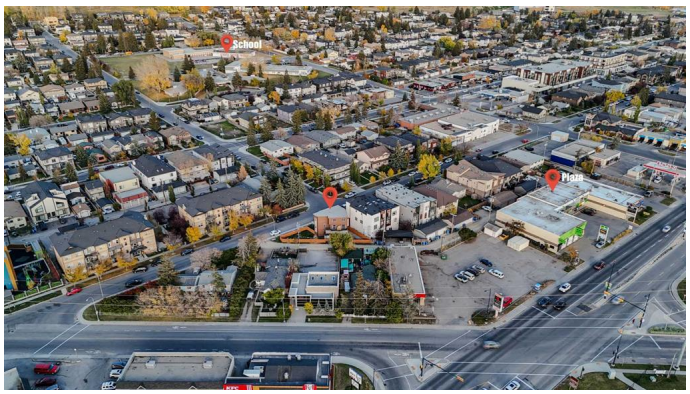
$795,000 - 4735 17 Avenue Nw, Calgary

MLS® #A2243999

$795,000
4 Bedroom, 3.00 Bathroom, 2,035 sqft
Residential on 0.08 Acres

Montgomery, Calgary, Alberta



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, youâ€™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 Childrenâ€™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!

Built in 2010

Essential Information

MLS® #	A2243999
Price	$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,035
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	4735 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, See Remarks, Street Lighting, Triangular Lot
Roof	See Remarks
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	23
Zoning	M-C1

Listing Details

Listing Office	Homecare Realty Ltd.

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