$655,000 - 3, 4612 17 Avenue Nw, Calgary

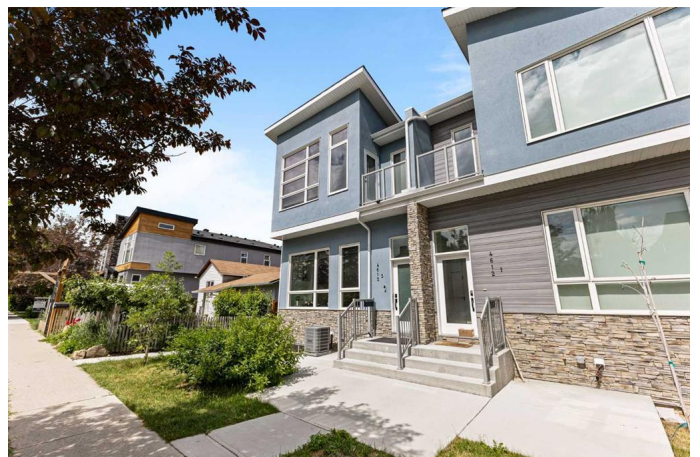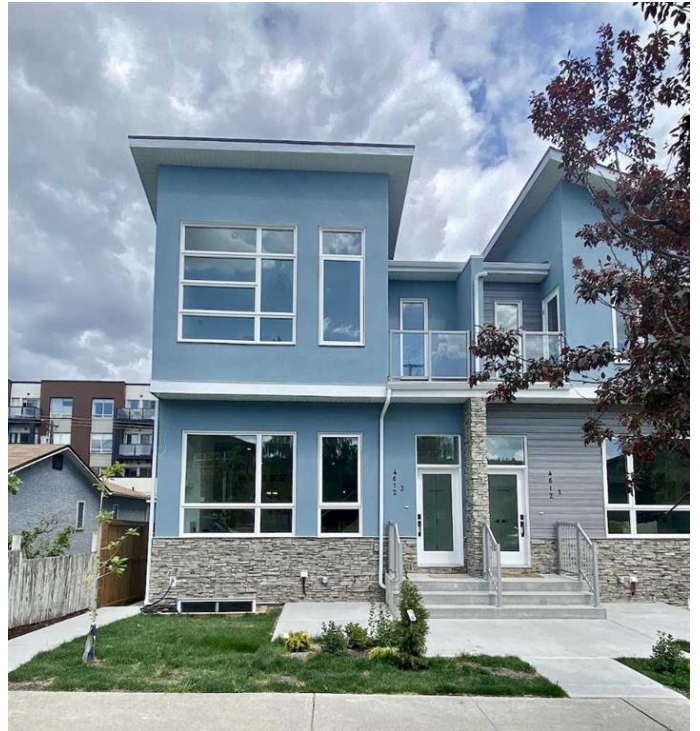MLS® #A2235055

$655,000

3 Bedroom, 4.00 Bathroom, 1,467 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to a beautifully crafted SW-facing front-unit townhome nestled in one of Calgaryâ€™s most vibrant and evolving inner-city communities, Montgomery. As you drive through the neighbourhood, youâ€™re surrounded by a perfect blend of nature and urban living. Enjoy being just minutes from the Bow River pathways, Shouldice Park, and Bowmont Park, offering endless outdoor recreation opportunities. Local cafÃ©s, award-winning restaurants, shops, and Market Mall are all nearby, along with quick access to the University of Calgary, Foothills Hospital, and downtown via major routes. This townhome offers timeless design and thoughtful functionality with three spacious bedrooms and 3.5 bathrooms. The main floor features wide-plank hardwood flooring and an open concept layout with a bright living room, complete with built-in shelving and a gas fireplace. The modern kitchen is a true centrepiece, featuring full-height cabinetry, quartz countertops, stainless steel appliances including a gas range and chimney-style hood fan, and a large eat-in island. A gas line is also installed for convenient BBQ hookup. The dining space seamlessly connects the layout and makes entertaining easy. Oversized windows flood the main level with natural light, creating a warm and welcoming atmosphere. Upstairs, glass railings and maple handrails lead to two luxurious primary suites, each with their own walk-in closets and ensuite bathrooms. The main primary bedroom

showcases vaulted ceilings, built-in shelving, and a stunning 5-piece ensuite complete with a double vanity, in floor heating, freestanding soaker tub, and walk-in shower. The second suite includes its own 4-piece ensuite, perfect for guests, roommates, or a growing family. A full laundry room with sink and upper cabinetry adds practicality to the upper level. The fully finished basement adds a third bedroom, a spacious rec room with a wet bar and built-in media unit, and a full bathroom. Truly a layout with the most flexibilityâ€"great for entertaining, accommodating extended family with their own guest retreat, or creating a full office or creative space. Additional upgrades include central A/C, ceiling speakers, an irrigation system, alarm rough-in, and custom built-in closet. This is your opportunity to live in a low-maintenance, modern townhome in a well-connected community with strong local character and every convenience at your fingertips. Book your private viewing today and see why it's the perfect place to call home.

Built in 2022

Essential Information

MLS® #	A2235055
Price	$655,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,467
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 4612 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P3

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Stone Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	59
Zoning	M-C1

Listing Details

Listing Office   eXp Realty