

# \$649,999 - 4505 17 Avenue Nw, Calgary

MLS® #A2265603

**\$649,999**

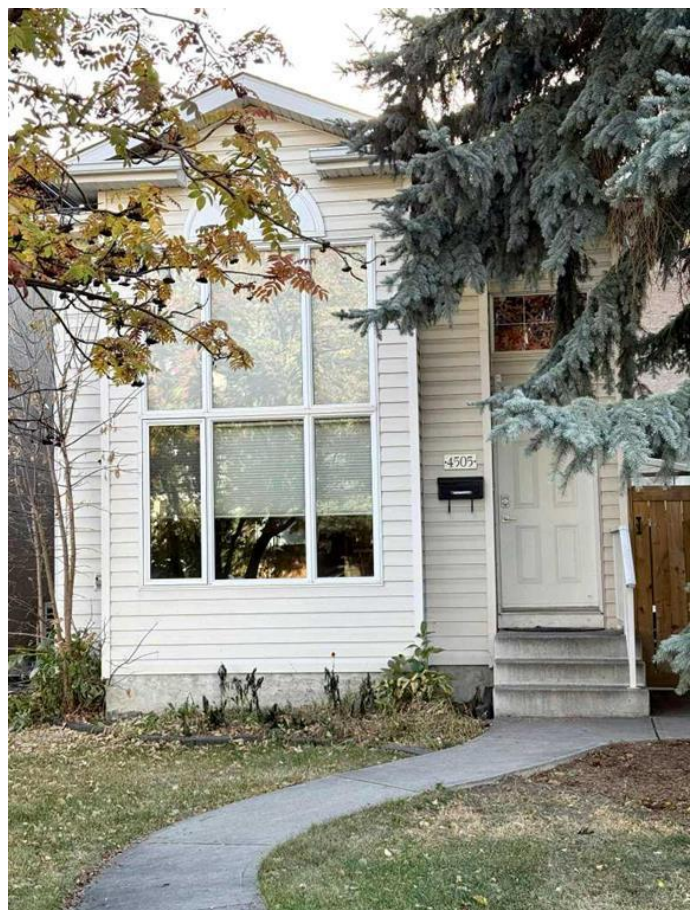
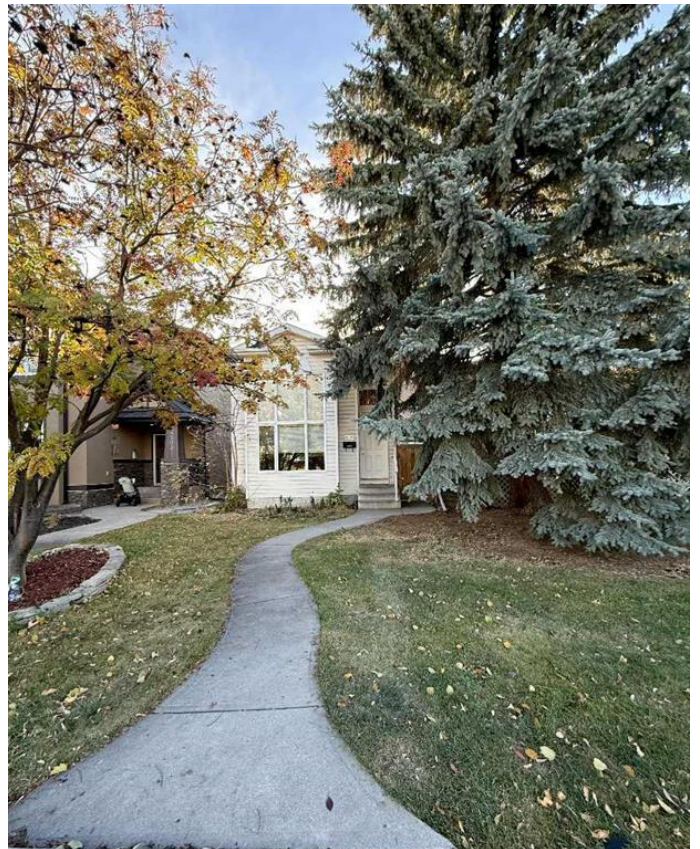
3 Bedroom, 2.00 Bathroom, 873 sqft  
Residential on 0.06 Acres

Montgomery, Calgary, Alberta

Welcome to this adorable detached home perfectly situated on a quiet street in the desirable community of Montgomery. Don't let the square footage of 873 fool you as there's lots of space in the completely finished lower level and basement as well totaling 1738 square feet of livable space within this 4 level split house. Enjoy an unbeatable location within walking distance to schools, the Bow River, parks, and countless amenities – all just minutes from Downtown, Market Mall, the U of C, and the Foothills Hospital.

Inside, you'll be greeted by vaulted ceilings and a skylight that floods the open-concept kitchen and living room with natural light. The well-designed kitchen features quartz countertops, stainless steel appliances, ample white cabinetry, and a peninsula island with breakfast bar – ideal for cooking, entertaining, or gathering with family and friends.

Upstairs, the primary bedroom is a peaceful retreat with extra windows and a massive walk-in closet – perfect for even the most extensive wardrobe. A second spacious bedroom and a 4-piece family bathroom complete the upper level. The lower level offers a warm and inviting family room with a cozy fireplace flanked by custom built-ins, large windows with backyard views, another 4-piece bathroom, and a well-equipped laundry area with plenty of storage. This space



is perfect for guests, a home office, gym, or hobby area.

Step outside to the private backyard, fully fenced and located behind a double detached garage. A full-width deck is ideal for relaxing while the grassy yard offers plenty of room for kids and pets to play.

Built in 1998

### **Essential Information**

MLS® #	A2265603
Price	\$649,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	4505 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0N9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Tub, Vaulted Ceiling(s), Walk
Appliances	Dishwasher, Dryer, Elect, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, S
Has Basement	Yes
Basement	Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fro, Rectangular Lot, Street Light
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



### Additional Information

Date Listed	October 19th, 2025
Days on Market	14
Zoning	M-CG

### Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.