

\$699,900 - 2, 4727 17 Avenue Nw, Calgary

MLS® #A2258574

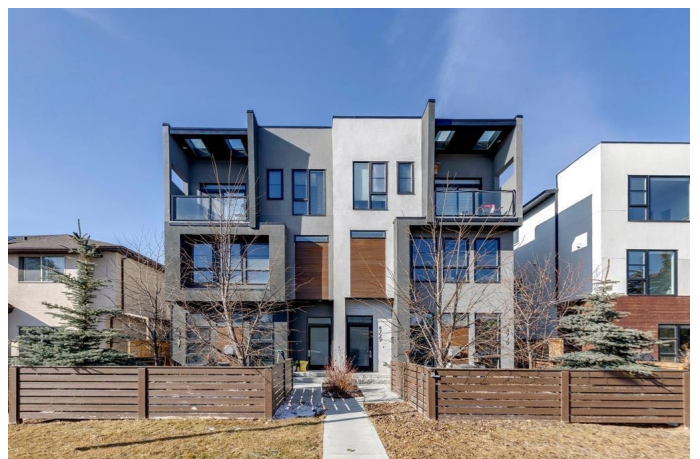
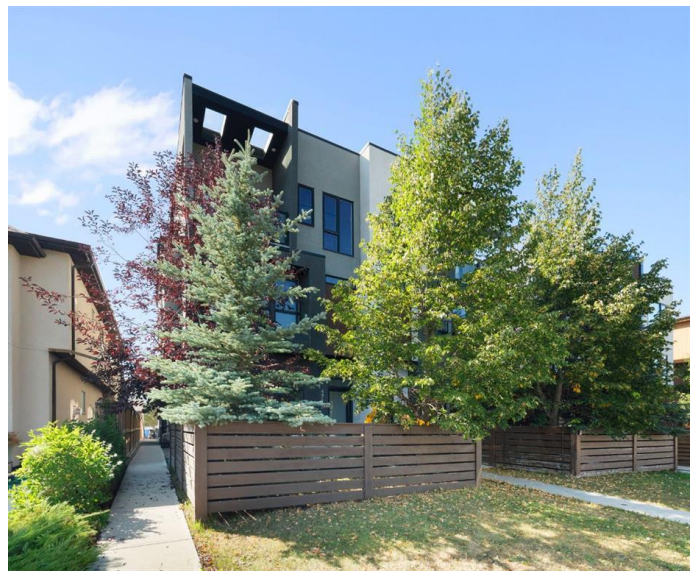
\$699,900

4 Bedroom, 5.00 Bathroom, 2,022 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this sophisticated executive townhome in the highly desirable, mature community of Montgomery. Offering over 2,400 sq. ft. of beautifully developed living space, this modern home includes 3+1 bedrooms and 4.5 bathrooms—every upstairs bedroom has its own private ensuite. Step inside and you are greeted by soaring 10-ft ceilings, an open concept layout, and exceptional finishes throughout. The chef's dream kitchen features upgraded stainless steel appliances including a gas stove with double ovens and a brand-new fridge (2024), a striking solid glass backsplash, rare wenge hardwood lower cabinetry with pull-out pantry, quartz countertops with peninsula seating, and under-cabinet lighting. The dining area flows seamlessly into the living room with a cozy fireplace. A stylish 2-piece powder room completes the main level. The second floor has two large bedrooms with private 4-piece ensuites, each with closets fitted with organizers, and a generously sized laundry room. The third level is entirely dedicated to the primary retreat, featuring a private balcony with views of Canada Olympic Park and Shouldice Park, a skylit flex nook for an office, lounge, or vanity, and a walk-in closet with built-in organizers. The luxurious 5-piece ensuite is enhanced by a large skylight and includes dual sinks, a dual-head glass shower, and a soaker tub. The fully finished basement includes a large recreation/media room and a fourth bedroom



with access to a full basement bathroom—an ideal space for guests or teenagers. Recent updates include new carpet and flooring throughout (excluding the main floor) in 2023, fresh paint updates (2023), a brand-new refrigerator (2024), and upgraded basement in-floor heating (2023). Additional highlights include central air conditioning, eight-foot solid core doors, nine-foot ceilings on the upper floors, in-ceiling speakers, upgraded insulation, and a private patio with a detached garage. Located in Montgomery, this home is steps from Shouldice Athletic Park, Bow River pathways, and Edworthy Park. Schools, shopping, restaurants, and public transit are nearby, with quick access to Foothills and Children’s Hospitals, the University of Calgary, Market Mall, and major routes including 16th Avenue, Shaganappi Trail, and Sarcee Trail. This home combines luxury, function, and location in one of Calgary’s most established communities. Don’t miss the opportunity to make it yours!

Built in 2014

Essential Information

MLS® #	A2258574
Price	\$699,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,022
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 4727 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	10
Zoning	M-C1

Listing Details

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