

\$675,000 - 4505 17 Avenue Nw, Calgary

MLS® #A2265603

\$675,000

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

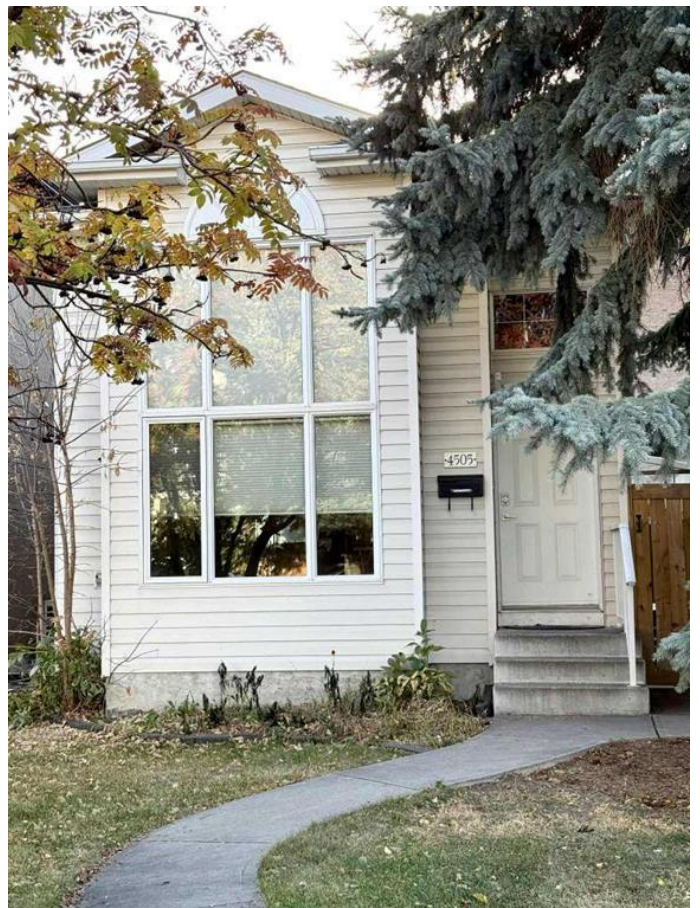
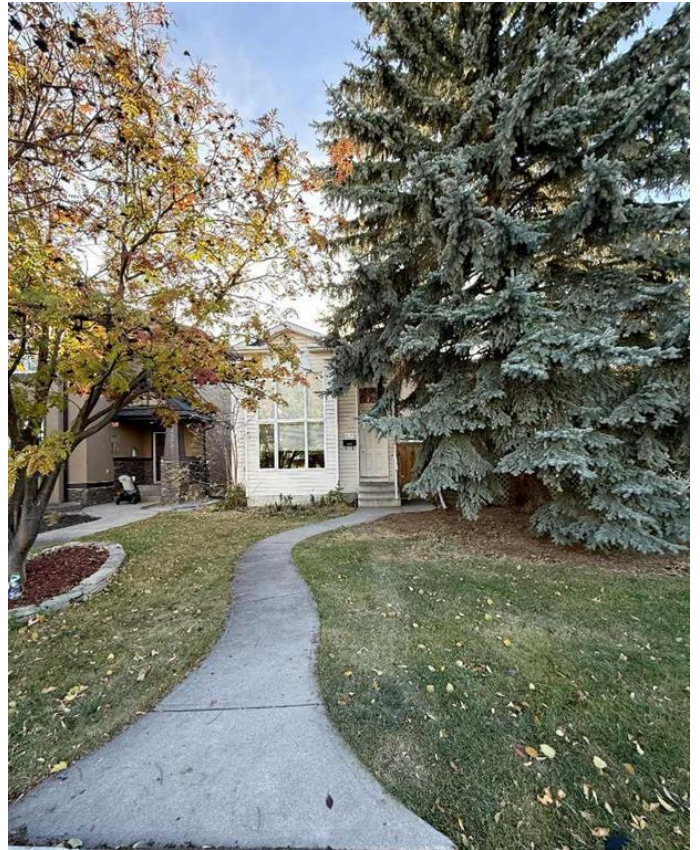
Montgomery, Calgary, Alberta

Welcome to this adorable detached home perfectly situated on a quiet street in the desirable community of Montgomery. 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	\$675,000
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, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, 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 Lighti
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	4
Zoning	M-CG

Listing Details

Listing Office	Century 21 Masters
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