# \$889,000 - 4410 17 Avenue Nw, Calgary

MLS® #A2218058

### \$889,000

5 Bedroom, 4.00 Bathroom, 1,912 sqft Residential on 0.07 Acres

Montgomery, Calgary, Alberta

LEGAL BASEMENT SUITE | RENTED FOR \$2,000/MONTH | 5 BEDROOMS | 3.5 BATHROOMS | 10 FT CEILINGS | MODERN FINISHES | LANDSCAPED BACKYARD

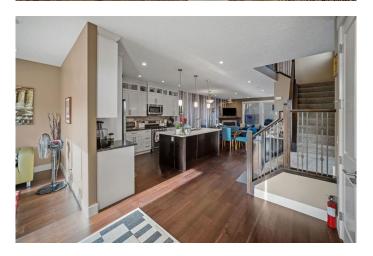
This beautifully designed home in Montgomery now includes a brand new legal basement suite, fully self-contained and currently rented for \$2,000 per month with a tenant happy to stay. Whether you're looking for a mortgage helper, an investment property, or extra space for extended family, this home offers incredible value.

With over 2,500 square feet of living space, the main home features an open-concept design with 10-foot ceilings, hardwood floors, and a designer kitchen complete with a large quartz island, gas stove, walk-in pantry, and built-in wine rack. The living room is bright and inviting, with a gas fireplace and direct access to the spacious back deck with a gas hookup for a BBQ, making it perfect for entertaining. Upstairs, the primary suite is a private retreat with a five-piece ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level.

The fully landscaped backyard is designed for relaxation and entertainment, featuring a deck wired for a hot tub, planter boxes, a fire pit area, privacy trees, and a dog run. The







insulated double garage provides plenty of storage space.

Located just steps from the Bow River, parks, local coffee shops, restaurants, easy access to Market Mall and the UofC/SAIT, and top hospitals, this home is in a prime location with quick access to downtown and the mountains. Montgomery is one of Calgary's most sought-after communities, offering a balance of nature, convenience, and city life.

Don't miss this opportunity to own a stunning home with rental income potential. Book your showing today.

Built in 2011

#### **Essential Information**

MLS® # A2218058 Price \$889,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,912
Acres 0.07
Year Built 2011

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 4410 17 Avenue Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0N8

#### **Amenities**

Parking Spaces

Parking Double Garage Detached

4

# of Garages 2

#### Interior

Interior Features Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 5th, 2025

Days on Market 32

Zoning M-CG

#### **Listing Details**

Listing Office Real Broker

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