

# \$895,000 - 4410 17 Avenue Nw, Calgary

MLS® #A2200585

**\$895,000**

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® #	A2200585
Price	\$895,000
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	4
Parking	Double Garage Detached
# 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	March 8th, 2025
Days on Market	6
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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