2 4615 17 Avenue NW

Calgary | Active | MLS® A2355030

$569,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2013**	**1,316 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

** OPEN HOUSE SAT, NOV 14TH, 12-1 PM ** Ideally situated in the sought after inner city community of Montgomery, this beautiful two storey townhome pairs modern elegance with an inviting, sunny layout. A PRIVATE SOUTH FACING BACKYARD, a FULLY FINISHED BASEMENT and thoughtful details throughout make this home as comfortable as it is appealing. SOARING NINE FOOT CEILINGS and HARDWOOD FLOORS enhance the airy feel of the main level, where the kitchen, dining area and living room flow seamlessly together. Designed for both everyday living and entertaining, the kitchen features FULL HEIGHT CABINETRY, GRANITE COUNTERTOPS, under cabinet lighting, STAINLESS STEEL APPLIANCES, including a LARGE ISLAND WITH EATING BAR. The living room offers a welcoming place to unwind, centred around a GAS FIREPLACE with built-ins and complemented by BUILT-IN SPEAKERS. A rear mudroom and discreet powder room add convenience while keeping the main living spaces polished and uncluttered. Upstairs, TWO GENEROUS BEDROOMS each enjoy their own bathroom, with UPPER FLOOR LAUNDRY close at hand. The primary retreat features a WALK IN CLOSET and a FIVE PIECE ENSUITE with dual sinks, a jetted tub and a separate shower. The second bedroom is equally well appointed with its own four piece bath. The FINISHED BASEMENT extends the living space with nine foot ceilings, a spacious recreation room, a THIRD BEDROOM WITH WALK IN CLOSET, a four piece bathroom and additional storage. Create a private guest retreat, media room, home gym or office, the options are yours. Outside, enjoy the SOUTH FACING DECK and a GAS LINE FOR THE BBQ, perfect for relaxed evenings and summer gatherings. A DETACHED SINGLE CAR GARAGE provides secure parking, with additional street parking nearby. Condo fees include LAWN CARE AND SNOW REMOVAL for added ease. An exceptional Montgomery location puts the BOW RIVER PATHWAYS and SHOULDICE PARK within easy reach, with downtown, the University of Calgary, University District, Foothills and Alberta Children’s hospitals, Market Mall and major commuter routes all close by. Bowness Park is just a short drive away, and the QUICK DRIVE TO THE MOUNTAINS makes spontaneous weekend escapes easy. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355030
Bedrooms	3
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,316 sq. ft.
Below Grade Finished Area:	630 sq. ft.
Condo Fee:	$388.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Unit Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1410934
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Montgomery
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Entrance · 6'6" × 6'1" ·

Main Floor	Living Room · 12'1" × 4' ·
Main Floor	Dining Room · 16' × 8'9" ·
Main Floor	Kitchen · 15'8" × 9' ·
Upper Level	Bedroom - Primary · 14'10" × 12'1" ·
Upper Level	Bedroom · 12'1" × 9'6" ·
Upper Level	Laundry · 5'6" × 2'6" ·
Basement	Family Room · 15'7" × 11'8" ·
Basement	Bedroom · 13'10" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Wired for Sound
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-4615-17-avenue-nw-calgary-a2355030/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.