4407 17 Avenue NW

Calgary | Active | MLS® A2360131

$790,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**1,934 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grassroots Realty Group

A closer look

With the Bow River just moments away and an exceptional range of amenities, schools and major destinations within easy reach, this beautifully designed home pairs an outstanding location with the comfort and functionality of a move-in ready, beautifully designed interior. Lovingly maintained by its original owners, the property places pathways, parks and everyday conveniences close at hand, while quick connections west make mountain escapes simple and nearby Foothills Medical Centre and the University of Calgary add further convenience. Families will appreciate access to a diverse NW and west Calgary education corridor encompassing CBE programs as well as charter, gifted and independent school options. Then come home to a gorgeous retreat. Gleaming hardwood floors carry through an open main level where oversized windows fill the home with natural light and a built-in sound system extends across all 3 levels. Gather around the massive centre island in the gourmet kitchen, where quartz countertops, full-height cabinetry, stainless steel appliances and a gas stove make both entertaining and everyday meals effortless. Adjacently, generous windows brighten the dining area, while the inviting living room centres around a full-height stone fireplace framed by custom built-ins. Keep daily clutter contained in the practical mudroom with built-in storage and appreciate the convenience of a tucked-away powder room. Extra windows and cascading lighting illuminate your accent up the stairs giving a polished feel to the upper level. Unwind in the spacious primary retreat, complete with oversized windows, a custom walk-in closet and a luxurious ensuite appointed with dual sinks, a deep soaker tub and an oversized shower. Two additional bedrooms each having custom closets, a 4-piece bathroom and convenient upper-level laundry with a sink round out this well-planned floor. The finished basement expands the living space with a large rec room anchored by an entire wall of built-ins for media and games, while a wet bar sets the stage for relaxed evenings with friends. A 4th bedroom and 4-piece bathroom add flexibility for guests, older children or a private home office. Central A/C keeps summer days comfortable and the integrated sound system lets music follow you from floor to floor. Outside, barbecue and unwind on the deck, move the gathering to the separate patio or let kids and pets play on the grassy lawn. Established gardens bring colour and character to the private backyard, all tucked behind the double detached garage. From evenings along the Bow River to weekends heading west toward the mountains, this is a home designed to make the most of both city life and Calgary’s outdoor lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360131
Bedrooms	4
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,934 sq. ft.
Main Level Finished Area:	928.5 sq. ft.
Below Grade Finished Area:	928 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1412490
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 11'9" × 4'11" ·
Main Floor	Living Room · 15' × 13'1" ·
Main Floor	Kitchen · 19'7" × 17'6" ·
Main Floor	Dining Room · 14'11" × 13'3" ·

Upper Level	Laundry · 8'10" × 6'4" ·
Upper Level	Bedroom - Primary · 14'6" × 12'3" ·
Upper Level	Walk-In Closet · 8'10" × 4'9" ·
Upper Level	Bedroom · 12'2" × 9'8" ·
Upper Level	Bedroom · 12'11" × 9'6" ·
Basement	Game Room · 32'1" × 19'7" ·
Basement	Furnace/Utility Room · 20'11" × 6' ·
Basement	Bedroom · 13'3" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Garden, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4407-17-avenue-nw-calgary-a2360131/

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

Data was last updated November 25, 2026 at 06:05 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 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.