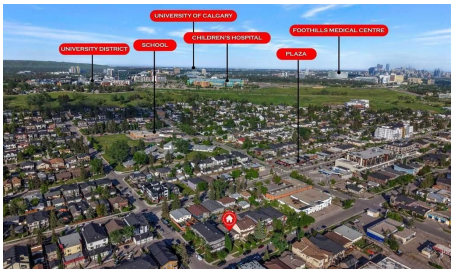
4736 17 Avenue NW

Calgary | Active | MLS® A2360377

$468,800









Bedrooms	Bathrooms	Year Built	Living area
4	2	1990	1,002.6 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 4 BEDROOMS!! GREAT INVESTMENT OPPORTUNITY!! Welcome to this well-maintained home featuring an ILLEGAL BASEMENT SUITE with its own separate entrance and separate laundry. The main floor offers a bright living area that flows into the dining space and kitchen, creating a functional layout for everyday living. You'll also find main floor laundry, 2 well-sized bedrooms, and a 4-piece bathroom. The lower level is developed as an ILLEGAL BASEMENT SUITE with a private entrance, featuring 2 additional bedrooms, a 4-piece bathroom, kitchen, and a HUGE recreation/living area, providing excellent flexibility for extended family or rental potential. Conveniently located close to schools, parks, shopping, and other amenities. DON'T MISS THIS GREAT OPPORTUNITY!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360377
Bedrooms	4
Bathrooms	2
Year Built	1990
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,002.6 sq. ft.
Main Level Finished Area:	1,002.6 sq. ft.
Below Grade Finished Area:	870.76 sq. ft.
Acreage:	No

Lot Area:	2,992 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southwest
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1990 (Age: 36)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1131FR
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Other
Inclusions:	Electric Range x2, Refrigerator x2, Dishwasher, Washer x2, Dryer x2
Restrictions:	None Known
Main Floor	Bedroom - Primary · 15'3" × 11'4" ·
Main Floor	Bedroom · 17'6" × 8'7" ·
Main Floor	Laundry · 11'4" × 8'3" ·
Main Floor	Kitchen · 8'3" × 8'1" ·
Main Floor	Dining Room · 13'6" × 12'3" ·
Main Floor	Living Room · 15'6" × 12'5" ·
Basement	Bedroom · 14'6" × 10'6" ·
Basement	Bedroom · 12' × 8'3" ·
Basement	Furnace/Utility Room · 8'8" × 8'2" ·
Basement	Kitchen · 11'11" × 7'7" ·
Basement	Game Room · 19'5" × 19'3" ·
Basement	Storage · 5'2" × 3'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	See Remarks, Separate Entrance
Exterior Features:	Other

Patio And Porch Features:	Other
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4736-17-avenue-nw-calgary-a2360377/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.