

# \$900,000 - 4410 17 Avenue Nw, Calgary

MLS® #A2218058

**\$900,000**

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          | \$900,000              |
| 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    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | M-CG          |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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