\$1,749,900 - 4635 22 Avenue Nw, Calgary

MLS® #A2197289

\$1,749,900

5 Bedroom, 5.00 Bathroom, 3,036 sqft Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Discover this stunning custom-built home in the heart of Montgomery, offering over 3,000 sq ft of luxurious living space. Located just moments from the University of Calgary, the Alberta Children's Hospital, shopping, scenic walkways, and the Bow River, this property provides convenience with elegance. The open-concept main floor features beautiful custom wood finishes, a chef's kitchen with a granite island, custom cabinetry, and a panel-ready fridge. A large glass sliding door leads to a spacious deck, complete with an outdoor fireplace, perfect for entertaining. The upper level hosts a luxurious master suite with a private balcony, a spa-inspired 5-piece ensuite with heated floors, a steam shower, and a walk-in closet. Two additional bedrooms, each with a full ensuite bathroom, a flexible space, and a generous laundry room with heated floors complete this level. The walk-up basement offers exceptional versatility with a full bath, wet bar, recreational space, and two extra rooms, ideal for guests or office space. This property embodies thoughtful design and prime location, making it an extraordinary place to call home.







Built in 2022

Essential Information

MLS® # A2197289 Price \$1,749,900 Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,036

Acres 0.14

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 4635 22 Avenue Nw

Subdivision Montgomery

City Calgary

County Calgary

Province Alberta

Postal Code T3B 0X9

Amenities

Parking Spaces 3

Parking Triple Garage Detached

of Garages 3

Interior

Interior Features Wet Bar

Appliances Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating In Floor, Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Up To Grade

Exterior

Exterior Features Balcony, Lighting

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025

Days on Market 29

Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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