

# \$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

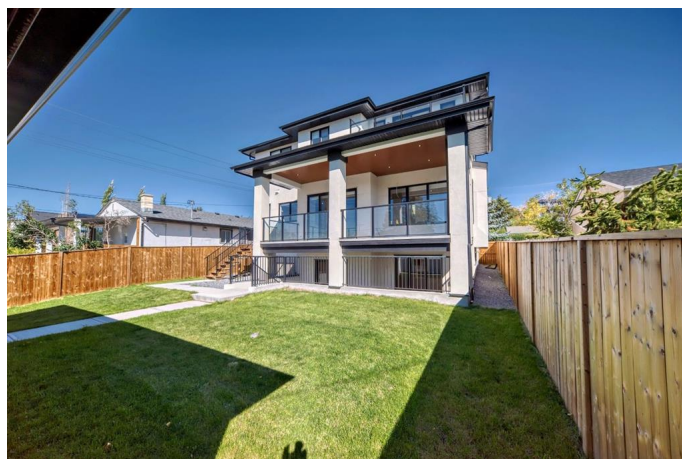
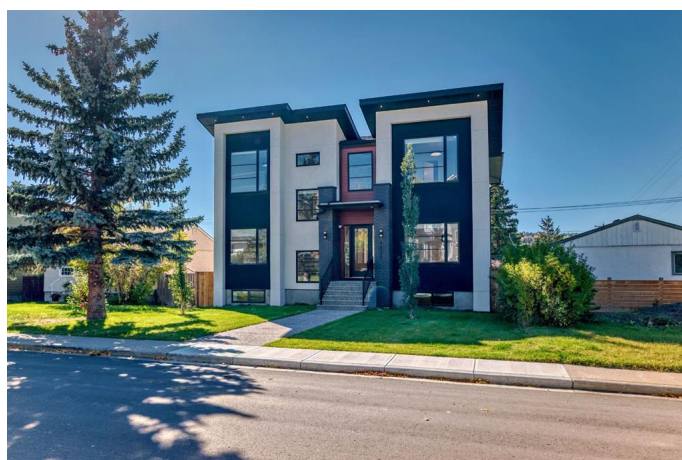
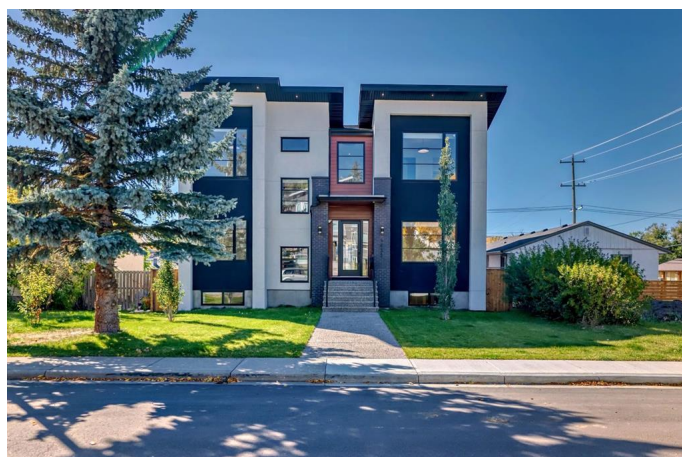
Discover this stunning custom-built home in the heart of Montgomery, offering over 3,000 sq ft of luxurious living space. Located just moments from the University of Calgary, the Alberta Children's Hospital, shopping, scenic walkways, and the Bow River, this property provides convenience with elegance. 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
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	77
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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