

# \$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

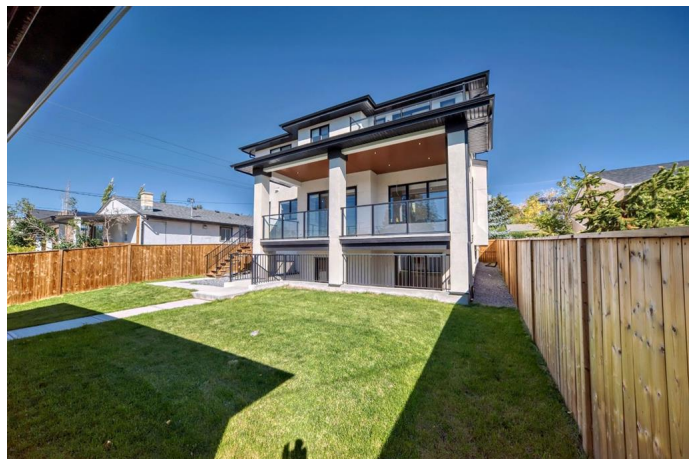
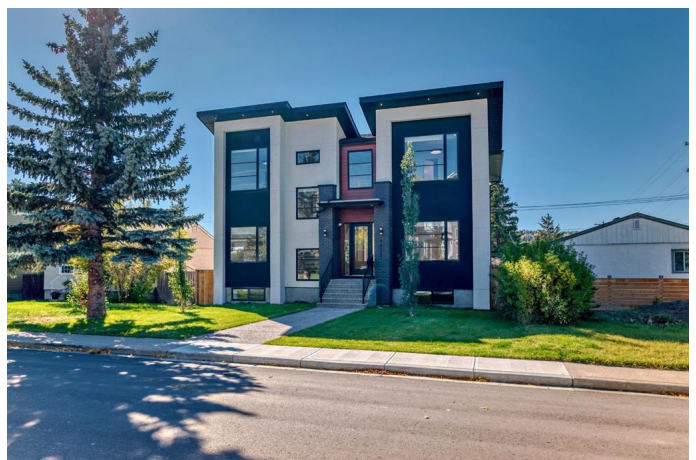
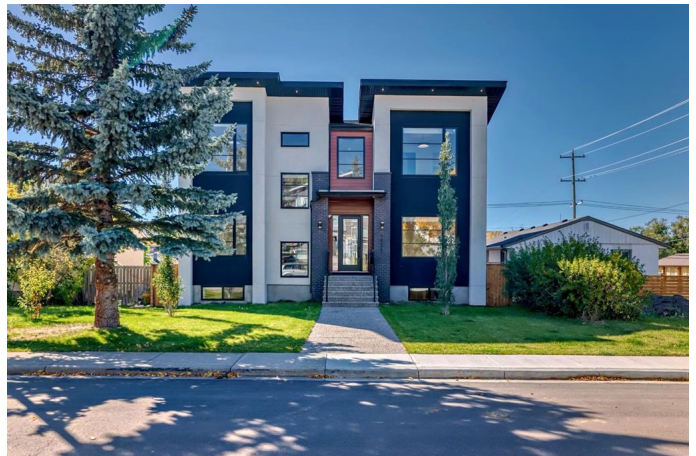
Montgomery, Calgary, Alberta

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 | 96               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.