

\$1,079,000 - 4919 22 Avenue Nw, Calgary

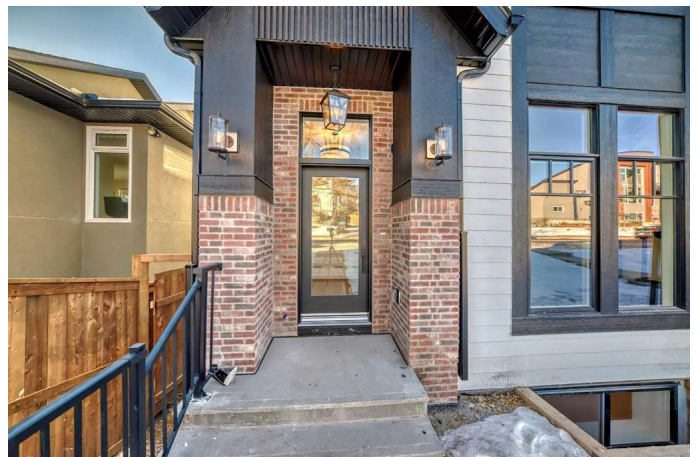
MLS® #A2173068

\$1,079,000

4 Bedroom, 4.00 Bathroom, 1,941 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to your dream home at 4919 22 Ave NW! This stunning property offers the perfect blend of modern elegance and functional design in a desirable neighborhood. Just minutes away, you'll find beautiful parks and walking trails, ideal for outdoor activities and relaxation. As you enter, you are greeted by a spacious dining room that flows seamlessly into an open-concept floor plan, perfect for entertaining. The gourmet kitchen is a chef's delight, featuring a huge island, full-height cabinets, luxurious quartz countertops, and top-of-the-line modern appliances. The inviting living room boasts custom built-ins and a cozy gas fireplace, creating a warm ambiance. Double doors lead to a spacious deck, perfect for outdoor gatherings. Retreat to the upper floor, where you'll find a magnificent primary bedroom with a lavish 6-piece ensuite, complete with a soaking tub, dual vanity, walk-in shower, and heated floors. A generous walk-in closet provides ample storage. This level also features a laundry room, a full bathroom, and two additional well-sized bedrooms. The fully finished basement is designed for recreation and relaxation, featuring a spacious rec room with media center built-ins and a wet bar. Double doors open to a charming patio, making it a perfect spot for entertaining. The walk-out basement also includes a mudroom, utility room, a full bathroom, and an additional bedroom for guests. Completing this remarkable home is an exterior double detached garage, providing



convenience and extra storage.

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2173068 |
| Price | \$1,079,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,941 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4919 22 Avenue Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0Y6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Closet Organizers, No Animal Home, Wet Bar |
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Oven |
| Heating | Forced Air |

| | |
|-----------------|--------------------------|
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 15th, 2024 |
| Days on Market | 150 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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