

\$1,079,000 - 4921 22 Avenue Nw, Calgary

MLS® #A2199552

\$1,079,000

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

Montgomery, Calgary, Alberta

Welcome to 4921 22 Ave NW—a beautifully designed home that seamlessly blends modern elegance with functional living in a sought-after neighborhood. Just minutes away, you'll find scenic parks and walking trails, perfect for outdoor enthusiasts and relaxation.

Step inside to a spacious dining area that flows effortlessly into the open-concept main floor, ideal for entertaining. The gourmet kitchen is a chef's dream, featuring a large island, full-height cabinetry, luxurious quartz countertops, and high-end appliances. The inviting living room boasts custom built-ins and a cozy gas fireplace, creating the perfect ambiance. Double doors open to a spacious deck, extending your living space outdoors.

Upstairs, the primary suite is a true retreat, complete with a lavish ensuite featuring a soaking tub, dual vanity, walk-in shower, and heated floors. A generous walk-in closet offers ample storage. This level also includes two additional bedrooms, a full bathroom, and a convenient laundry room.

The fully finished walk-out basement is designed for both relaxation and entertainment, featuring a large rec room with built-in media center and a wet bar. Double doors lead to a charming patio, perfect for outdoor gatherings. The basement also includes a mudroom, utility room, full



bathroom, and an additional bedroomâ€”ideal for guests.

Completing this exceptional home is a double detached garage, providing both convenience and extra storage.

Donâ€™t miss your chance to own this stunning homeâ€”book your showing today!

Please note that the photos shown are from the other side of the duplex. While there may be slight variations, the layout, finishes, and design are nearly identical, offering the same modern style and high-end features.

Built in 2024

Essential Information

MLS® #	A2199552
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	4921 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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator
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 March 5th, 2025
Days on Market 9
Zoning R-C2

Listing Details

Listing Office eXp Realty

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