

# \$799,000 - 4815 23 Avenue Nw, Calgary

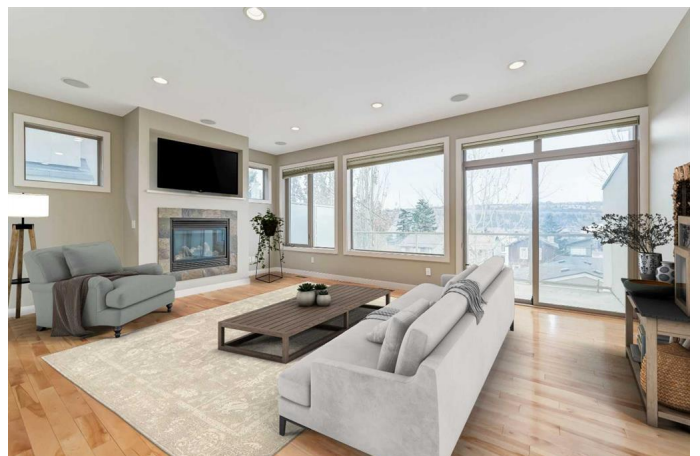
MLS® #A2091247

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,840 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Introducing an exquisite two-story semi-detached home in the prestigious Montgomery community. Nestled atop a hill, this home has breathtaking views of the river valley to the south and faces Montalban Park to the north. Upon entering, you'll be greeted by an open-concept layout with high ceilings and an abundance of south-facing windows that bathe the space in natural light with hardwood floors throughout. The kitchen features stainless steel appliances, a gas range, ample cabinetry and a beautiful quartz peninsula providing additional seating. A gas fireplace in the living area creates a warm ambiance, and a large balcony off the living room invites you to take in the river valley. The upper level boasts a spacious primary suite that offers south-facing mountain views as well as a generously sized walk-in closet and a five-piece ensuite bathroom with a sauna. Finishing off the upper level are two bedrooms with scenic views of Montalban Park, along with a full bathroom. For added convenience, the upper level also includes laundry. The walkout basement is a standout feature of this home, boasting high ceilings and a spacious recreation area. The fourth bedroom has an oversized walk-in closet and its own full bathroom. Ample storage space is also available to keep your home organized and clutter-free. Stepping outside, you'll find a stamped pebble concrete pad and a low-maintenance yard with easy access to the double detached garage and laneway. This



remarkable residence is situated in one of Calgary’s most sought-after areas, offering a panoramic view of the river valley, with access to an array of walking and biking pathways, hiking trails, and access to the Bow River. Additionally, it's conveniently located near Market Mall, two major hospitals, outstanding schools, and all amenities making it an ideal choice for families. Commuting to downtown Calgary is a scenic and short drive. Don't miss the opportunity to make this exceptional property your own.

Built in 2008

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2091247               |
| Price          | \$799,000              |
| Sold Price     | \$785,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,840                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4815 23 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B0Z6            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Master Downstairs, Sauna, Skylight(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas, Living Room                                                                                                                            |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Walk-Out                                                                                                                          |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Lane, Back Yard, Street Lighting, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 9th, 2023  |
| Date Sold      | November 23rd, 2023 |
| Days on Market | 14                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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