

\$1,059,000 - 5013 22 Avenue Nw, Calgary

MLS® #A2092383

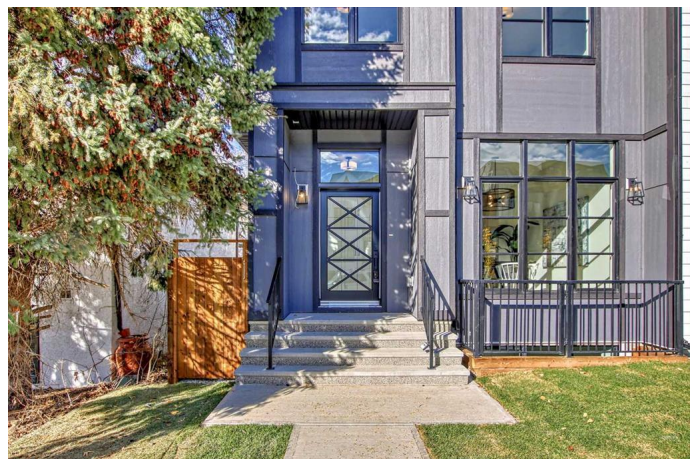
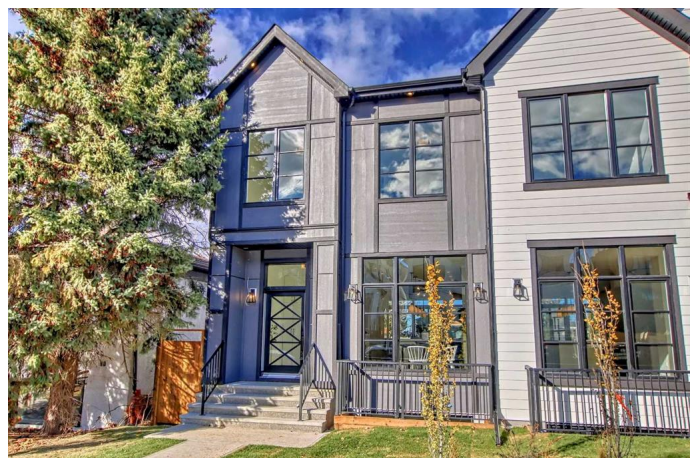
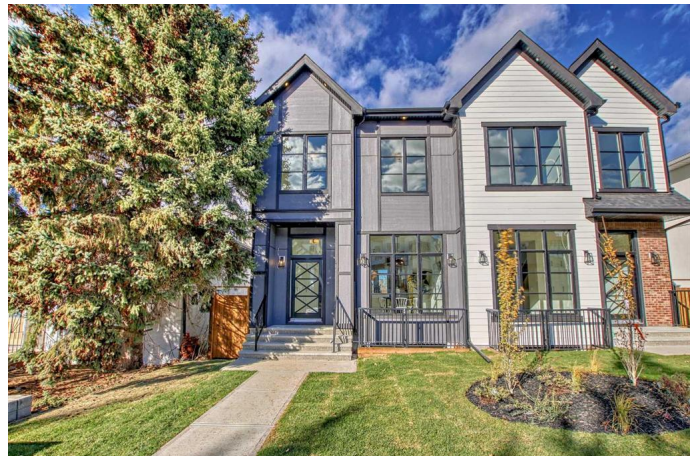
\$1,059,000

4 Bedroom, 4.00 Bathroom, 1,907 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Luxury home by prominent inner-city builder Chandan Homes. One of the most desirable addresses in Montgomery within walking distance to Bowmont Park, Bow river pathway, Montalban park and Shouldice park. Few minutes drive to University of Calgary, Market mall and downtown! The beautiful home has modern design selections and plenty of upgrades with Walk-out Basement. You'll notice the curb appeal right away accented by brick siding and exposed aggregate walkway. Inside you'll be met with light filled rooms, upgraded flat painted ceilings on all levels, 8 ft interior doors, 10 ft ceilings and wide-plank engineered hardwood on main AND upper level. Pristine white kitchen with premium wood cabinetry up to the ceiling, tastefully selected backsplash, quartz counters, coffee/wine bar, huge eat-in waterfall island fitting up to 6 stools & premium top of the line stainless steel appliances. Open main floor plan with kitchen, dining and living all in one space makes for an entertainer's dream. The living room has extra tall 12' ceilings, fireplace with mantle and extra transom windows above the double patio doors letting in tons of extra natural light that you will surely notice. Extra built-ins in the living room and mud room with wood accents. Up the modern iron railing staircase is three bedrooms plus full bathroom and laundry room with quartz counters. The primary bedroom detailed with tray ceiling and complete with a walk-in closet and spa-inspired ensuite with soaker tub, dual



vanity and rainfall showerhead. Walk Out extra long basement with rec room with built-in media unit, wet bar, fourth bedroom, full bathroom and den/gym/office space. A South facing yard and oversized full-width deck, and double detached garage complete this home.

Built in 2023

Essential Information

MLS® #	A2092383
Price	\$1,059,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,907
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	5013 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 8th, 2023
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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