

\$699,900 - 5231 22 Avenue Nw, Calgary

MLS® #A2134512

\$699,900

4 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

OPEN HOUSE SUNDAY, MAY 26, 2-4PM!

Welcome to your delightful urban cottage in desirable Montgomery, nestled on a 50 x 120 ft lot featuring magnificent greenery and stunning SW-facing views! Endless opportunities for families, investors, and developers alike! This home will draw you in from sought-after 22nd Avenue with charming illuminated steps, a secluded front yard with fire pit, and an inviting front porch. Once inside you'll instantly feel at home! Open concept main level featuring hardwood floors throughout the living, dining and kitchen areas.

Glorious SW-facing windows and patio doors leading to a stunning deck and pergola perfect for outdoor living and entertaining. The kitchen features contemporary cabinetry, subway tile backsplash, stainless steel appliances, granite countertops, and island with barstool seating. Down a few steps you'll find the primary + 2 additional bedrooms, alongside an updated 4-piece bathroom. The walkout level boasts a cozy family room with a brick feature wall and gas fireplace, a 4th bedroom ideal for a home office, and an updated 3-piece bathroom. The basement level includes laundry, furnace/mechanical, and ample storage.

Single oversized detached garage with built-in shelving. Garage sub-panel added to updated 100 amp electrical panel in 2022. Fully-fenced yard with two storage sheds means you can enjoy the outside nearly as much as the inside! New shingles and furnace in 2011.



Close to Montgomery Village and the river pathways, this home offers a walkable lifestyle and quick access to U of C, Foothills Medical Centre, The Childrenâ€™s Hospital, Market Mall, downtown, and the mountains. Fall in love with your home and community!

Built in 1957

Essential Information

MLS® #	A2134512
Price	\$699,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	5231 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Z1

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Single Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,
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	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Many Trees, Private, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 31st, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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