

\$749,000 - 4623 Monterey Avenue Nw, Calgary

MLS® #A2139865

\$749,000

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

An amazing one-of-a-kind lot in the heart of Montgomery with access to Home Road as well as Monterey Ave. Lots of investment opportunities or a great property to call home! This well-crafted home offers a spacious and inviting floor plan, perfect for comfortable living and entertaining with bamboo hardwood floors throughout the main and a bright airy feel. The main floor of this abode is truly impressive, featuring an expansive living room with brick surround wood fireplace that allows for versatile furniture arrangements and effortless flow. The abundance of natural light streaming through the large windows creates a warm and welcoming ambiance, enhancing the overall appeal. Your inner chef will rejoice in the sophisticated custom kitchen with quartz counter, electric stove with dual ovens, and centre island. Step outside on your multi-tiered deck and discover a beautiful oasis for gatherings or simply enjoying a peaceful moment in nature's embrace. The single detached garage ensures ample space for parking and storage. Upstairs is a full bath and three generous bedrooms including the master. The fully developed lower offers a separate side entrance and showcases laminate floors, laundry, full bath, fourth bedroom and massive rec room! Located on the south side of 16th backing onto green space, this wonderful home offers a low maintenance yard, sits on a quiet cul-de-sac, and is in close proximity to the Bow River and pathway system. Did we mention that it was



unaffected by the 2013 floods! Embrace the spirit of Montgomery living, where a tight-knit community and friendly neighbours await. Experience the tranquility of a charming neighbourhood with easy access to downtown and a short drive to the Rocky Mountains.

Built in 1981

Essential Information

MLS® #	A2139865
Price	\$749,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4623 Monterey Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0L5

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 28th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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