

\$699,900 - 4902 22 Avenue Nw, Calgary

MLS® #A2144740

\$699,900

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.08 Acres

Montgomery, Calgary, Alberta

This is it! Welcome to 4902 22 Ave NW - A character-filled home perfectly situated in the desirable neighbourhood of Montgomery. Just steps from Montalban Park, this home has it all: stunning views, plenty of natural light, and exceptional curb appeal. The property boasts a unique blend of charm and functionality, making it an ideal choice for those seeking a distinctive living experience. The home features an exceptionally spacious and unique open floor plan with vaulted ceilings and two skylights, creating a bright and airy atmosphere. Enjoy stunning views of the river valley and Canada Olympic Park from the large, expansive windows in both your living area and primary bedroom. This home exudes character, with hardwood floors and thoughtful design elements throughout. The elegant executive design includes a large living room with a wood-burning fireplace, a fully finished basement, three sizable bedrooms, and two full bathrooms. Outdoor living is enhanced with a beautifully landscaped, low-maintenance yard, a huge wrap-around deck, a garden shed, and an additional storage shed. The oversized single attached front-drive garage provides secure parking as well as additional storage. As a resident of the home, you'll enjoy easy access to many of Calgary's major roadways, community centres, off-leash dog parks, playgrounds, restaurants, pathways, and shops. This prime location offers proximity to Market Mall, The Alberta Children's Hospital, and the University of



Calgary. With its stunning views, abundant natural light, and prime location, it offers everything you need and more! On top of all the features listed above, both the furnace and roof have been replaced. Perfect for homeowners and investors alike! Donâ€™t miss the opportunity to make this Montgomery gem your own. Call your REALTOR® to book a private viewing today!

Built in 1981

Essential Information

MLS® #	A2144740
Price	\$699,900
Sold Price	\$705,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	4902 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y7

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Triangular Lot
Roof	Asphalt
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 11th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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