

\$735,000 - 4624 22 Avenue Nw, Calgary

MLS® #A2159133

\$735,000

3 Bedroom, 4.00 Bathroom, 1,724 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Step into your dream home, where modern elegance meets natural beauty in the heart of Montgomery! This fully renovated 2-story home sits proudly on a full-size lot, inviting you in with 9-foot ceilings and an open living space that's perfect for everything from cozy movie nights to lively gatherings. The updated vinyl plank flooring adds a touch of sophistication while being as durable as it is stylish.

As you walk through the main floor, you'll be bathed in an abundance of natural light streaming through the large windows. The kitchen will be a joy for any chef, featuring a spacious island where you can prep your gourmet meals, loads of cabinet space to keep everything organized, a gas range and sleek stainless steel appliances. Laundry can be found on the main level conveniently located next to the mud room and renovated 1½ bath.

The magic continues upstairs with full renovations that make this home as comfortable as it is beautiful. You'll find three generously sized bedrooms, including a main bedroom that feels like a private retreat. It features a walk-in closet and a luxurious 5-piece ensuite with trendy sliding barn doors, sleek chrome fixtures, and modern lighting that sets the perfect ambiance. Each room offers expansive windows with stunning views, some of Canada Olympic Park and the surrounding area. An additional 5-piece bathroom on this floor ensures everyone has plenty of space to get ready.



The surprises keep coming on the lower level, which boasts a LEGAL basement suite with its own private entrance. This versatile space includes separate laundry, a large living area, a cozy bedroom with sliding doors, a stylish 3-piece bathroom with a shower, and an upgraded kitchen with stainless steel appliances. Whether you're looking for a mortgage helper or more space for the family, this home is ready to work for you.

It only gets better as you head to the backyard where, an expansive deck awaits, perfect for summer BBQs with friends or quiet evenings under the stars. And don't forget to explore the backyard, where an apple and pear tree are just waiting for you to pick your own fresh fruit. Green thumbs, rejoice! There's even more outdoor space up the stairs to satisfy all your gardening dreams. Your furry friend will be just as thrilled, with their very own custom doghouse that mirrors the charm of your new home, making it a paradise for pets too! With an updated furnace, tankless water heater, and an upgraded basement electrical panel, this home is turnkey. Located just minutes from Bow River Pathways, Edworthy Park, Market Mall, U of C, Foothills, and the Children's Hospital, you're perfectly positioned to enjoy the best of what the area has to offer. Whether you're settling down or investing smartly, this home is a true find!

Built in 1983

Essential Information

MLS® #	A2159133
Price	\$735,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,724
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4624 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y1

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	August 22nd, 2024
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Date Sold	September 5th, 2024
Days on Market	14
Zoning	R-C1s
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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