

# \$1,075,000 - 5017 22 Avenue Nw, Calgary

MLS® #A2213774

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

**\*\*OPEN HOUSE - Monday, June 23rd 1-3pm**

**\*\* Welcome to 5017 22 Ave NW, a stunning and well-designed home situated in the highly desirable Montgomery community—just minutes from parks, pathways, shopping, and top-rated amenities! This home features a legal basement suite, perfect for rental income or extended family, complete with a spacious bedroom, full bathroom, kitchen, and a large recreation room. The main floor is thoughtfully laid out with a bright living room featuring a cozy gas fireplace, a flex/dining room, and a powder room. The mudroom with built-in storage keeps everything organized, while the back deck offers a great space for entertaining or relaxing outdoors. Upstairs, the luxurious primary suite boasts a dual vanity, soaking tub, and a walk-in shower, creating a true retreat. The convenient upstairs laundry is perfectly located near two additional bedrooms, making daily living effortless. Nestled in Montgomery, this home is within walking distance to local shops, caf  s, parks. The photos are from a similar build by the same builder. While the features, finishes, and layout are comparable, there may be slight variations. Book a showing to see this stunning home in person!**



Built in 2024

## Essential Information

MLS® # A2213774

Price \$1,075,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	5017 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Dry Bar, Soaking Tub, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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