

# \$749,900 - 4619 22 Avenue Nw, Calgary

MLS® #A2216025

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

\*\* Open House Saturday May 3rd 2pm - 4pm!  
\*\* This isn't just a renovation it's a full transformation from the studs up! Every inch of this stunning raised bungalow was completely redone in 2020: electrical, plumbing, sewer lines, insulation, drywall, windows—you name it, it's brand new.

Situated on a massive 50' x 120' lot on a quiet street, this beautifully reimagined home offers 4 bedrooms, 2 full bathrooms, and nearly 1,900 sq ft of professionally developed living space.

Step inside and fall in love with the thoughtfully curated, European-inspired design where cozy wood accents meet sleek, modern finishes. The bright and open main level features a gourmet kitchen with high-end appliances, quartz and butcher block countertops, and a spacious dining area perfect for entertaining. Two generously sized bedrooms (one currently used as a living room) and a stylish 3-piece bath complete the main floor. Step outside to enjoy the sunny, south-facing deck and your fully landscaped, private backyard oasis.

Downstairs, the lower level impresses with a cozy family room (currently used as the primary bedroom), a large multi-purpose studio space with its own wet bar, a spa-like bathroom with a soaker tub, and full laundry/storage.



Bonus alert! The incredible 22' x 36' heated garage is a rare find offering space for 4 vehicles or a mix of cars and workshop. Plus, there's even separate RV parking!

All of this in an unbeatable location just minutes from Market Mall, the University District, Foothills & Children's Hospitals, U of C, parks, pathways, schools, and with easy access to downtown and Highway 1 for weekend getaways to the mountains. And if you're a dog lover, Montalban off-leash park is just a block away!

This one-of-a-kind home combines timeless charm with modern efficiency, exceptional design, and a location that truly has it all. Come see it and fall in love!

Built in 1952

### Essential Information

MLS® #	A2216025
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4619 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3B 0X9

### **Amenities**

Parking Spaces 5  
Parking RV Access/Parking, Quad or More Detached

### **Interior**

Interior Features Built-in Features, Open Floorplan, See Remarks, Wet Bar  
Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed May 1st, 2025  
Days on Market 2  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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