

\$1,450,000 - 4520 22 Avenue Nw, Calgary

MLS® #A2229649

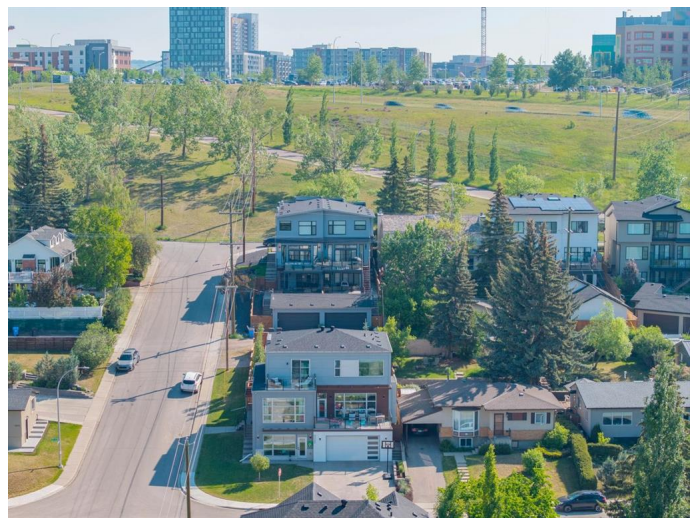
\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,801 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Welcome to this impeccable West Coast modern 4 bed/ 3.5 bath luxury residence nestled on a corner lot in the family-friendly community of Montgomery. Boasting over 3,800 square feet of beautifully developed living space, this home offers a perfect blend of sophistication, comfort, and functionality for modern families. Step through a grand, elegant front entry into a sun drenched main level featuring soaring 10' ceilings and beautiful hardwood flooring that flows seamlessly throughout all three levels creating a sense of continuity and warmth. A stunning glass railed staircase sets the tone for the thoughtfully crafted interior. The magnificent kitchen is a chef's dream, adorned with premium stainless steel appliances, gleaming quartz countertops, and ceiling height custom cabinetry. An adjacent dining area opens onto a spacious sun filled deck; perfect for entertaining or enjoying peaceful family meals. The inviting living room is anchored by a contemporary linear gas fireplace and accesses a private Southwest facing balcony where you can unwind with sunset views. A bright, oversized home office on the main floor provides the ideal space for remote work or homework stations, reflecting today's evolving lifestyle needs. Upstairs, retreat to the luxurious primary suite with private access to a second balcony offering views of COP and the Bow River Valley. The spa-inspired ensuite features in-floor heating, steam shower designed for two, and a custom walk-in closet



curated for ample clothing storage. A bonus room with skylights, full bathroom, two additional bedrooms, and a well-appointed laundry room complete the upper level. The walkout lower level is perfect for relaxation and entertainment, featuring a large family room with a built-in wet bar, a fourth bedroom, full bathroom, and a functional mudroom that connects to the oversized double garage with a heating gas-line and EV-ready power car plug-in. Outside, enjoy a beautifully landscaped backyard with a large deck equipped with a BBQ gas line, plenty of green space, raised planters, and steps up to a rear gate access for a trailer parking pad that can additionally function as an outdoor fire-pit area; ideal for entertaining and outdoor enthusiasts. Additional highlights include triple-pane windows and a central home-audio system. Located steps to Montalban Park, minutes from the University of Calgary, University District and Market Mall, Foothills and Children's Hospitals, and just 10 minutes from downtown, this exceptional home offers both convenience and a strong sense of community. Montgomery's vibrant charm, river pathways, parks, and top rated schools make it one of Calgary's most beloved neighbourhoods for families and professionals alike.

Built in 2019

Essential Information

MLS® #	A2229649
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,801
Acres	0.14

Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4520 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X7

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Landscaped, Lawn, Street Lighting, Treed, Views, Sloped Up
Roof	Asphalt Shingle
Construction	Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 10th, 2025
Days on Market 3
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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