

# \$1,079,000 - 4919 22 Avenue Nw, Calgary

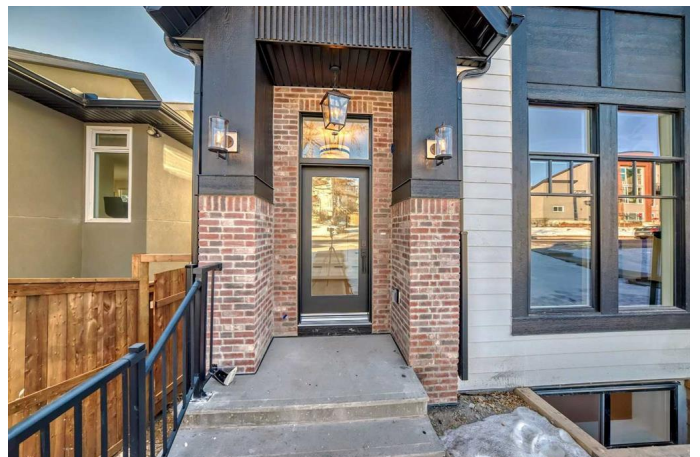
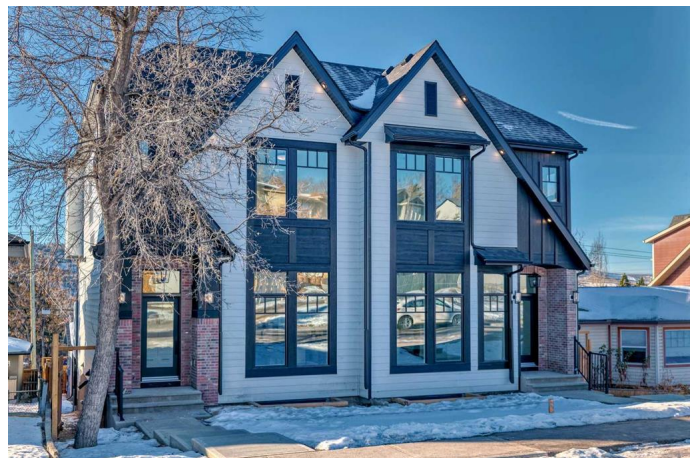
MLS® #A2173068

**\$1,079,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to your dream home at 4919 22 Ave NW! This stunning property offers the perfect blend of modern elegance and functional design in a desirable neighborhood. Just minutes away, you'll find beautiful parks and walking trails, ideal for outdoor activities and relaxation. As you enter, you are greeted by a spacious dining room that flows seamlessly into an open-concept floor plan, perfect for entertaining. The gourmet kitchen is a chef's delight, featuring a huge island, full-height cabinets, luxurious quartz countertops, and top-of-the-line modern appliances. The inviting living room boasts custom built-ins and a cozy gas fireplace, creating a warm ambiance. Double doors lead to a spacious deck, perfect for outdoor gatherings. Retreat to the upper floor, where you'll find a magnificent primary bedroom with a lavish 6-piece ensuite, complete with a soaking tub, dual vanity, walk-in shower, and heated floors. A generous walk-in closet provides ample storage. This level also features a laundry room, a full bathroom, and two additional well-sized bedrooms. The fully finished basement is designed for recreation and relaxation, featuring a spacious rec room with media center built-ins and a wet bar. Double doors open to a charming patio, making it a perfect spot for entertaining. The walk-out basement also includes a mudroom, utility room, a full bathroom, and an additional bedroom for guests. Completing this remarkable home is an exterior double detached garage, providing



convenience and extra storage.

Built in 2024

### Essential Information

MLS® #	A2173068
Price	\$1,079,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4919 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Closet Organizers, No Animal Home, Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Oven
Heating	Forced Air

Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 15th, 2024
Days on Market	149
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
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