



GRASSROOTS
REALTY GROUP

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4640 15 Avenue NW
Calgary, Alberta

MLS # A2296975



\$939,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,641 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: none

Stunning Bow River Views | 5BD/5BA | Massive Balcony | 2,640 SF + Fully Finished Basement

Design. Location. Luxury. Set on a sunny south/west-facing corner lot just minutes from the Bow River pathways, Shouldice Park, and Market Mall, this 3-storey contemporary semi-detached home offers refined inner-city living with exceptional natural light from oversized windows on three sides. The main level features 9' ceilings and a bright, open layout built for entertaining—anchored by a sun-filled living room with custom drapery and a sleek gas fireplace framed in premium quartz. A dedicated office with custom built-ins makes working or studying from home effortless. At the heart of the home, the chef-inspired kitchen showcases stainless steel appliances, modern cabinetry, quartz countertops, a striking waterfall island, and a full pantry, flowing seamlessly into the dining area with floor-to-ceiling windows and French doors to the rear deck for easy indoor-outdoor hosting. Upstairs, you'll find a thoughtfully placed laundry room, two generous secondary bedrooms, and a 4-piece bath. The primary retreat is a true sanctuary with a custom walk-in closet and a spa-like ensuite featuring double vanities, a luxury steam shower, and a modern tub. Step out to the large composite balcony with glass railings—perfect for evening sunsets and enjoying the river-bank setting. The third-floor loft adds incredible flexibility with bonus living space, luxury vinyl plank flooring, and a full bath with a custom glass shower—ideal as a studio, lounge, or additional work-from-home space. Continue outside to the massive roof deck with glass railings and upgraded composite decking + drainage, offering a spectacular vantage point over the Bow River corridor. The fully finished

basement is ready for movie nights and gatherings, featuring a family/media room with a stylish wet bar, plus a large fourth bedroom with an oversized walk-in closet and a full bath—perfect for guests or teens. Year-round comfort is enhanced by in-floor hydronic heating, and a water softener adds everyday convenience. Outside, enjoy a fully fenced yard, glass-railed rear deck, and a detached double garage off the paved lane. The corner-lot location also provides excellent additional street parking for visitors. Live moments from parks, playgrounds, river pathways, cafés, top commuter routes, and quick access to Foothills & Alberta Children's Hospitals, U of C, and Downtown—with the Rockies within easy reach. This is Montgomery at its finest—inner-city energy with nature at your doorstep. Book your private showing today!