



4614 22 Avenue NW
Calgary, Alberta

MLS # A2303096



\$1,249,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Luxury pre-sale opportunity on one of Montgomery's most desirable streets, offering buyers the rare chance to personalize interior finishes. This brand-new semi-detached home features the highly sought-after convenience of a front attached double garage, a true rarity in this style of home. Spanning over 2,460 square feet of thoughtfully designed living space, the home offers four bedrooms and three and a half bathrooms, combining refined design with everyday functionality. The bright and inviting main floor showcases a front-facing office with oversized windows that fill the space with natural light, creating an ideal work-from-home environment. The open-concept living and dining areas are centered around a chef-inspired kitchen complete with premium appliances, custom cabinetry, and a large island, while patio doors from the living room lead directly to a spacious yard, creating a seamless indoor-outdoor living experience. Upstairs, the primary suite offers a peaceful retreat with abundant natural light, a spa-inspired ensuite, walk-in closet, and a private balcony. Two additional bedrooms, a full bathroom, upper-level laundry, and a versatile loft area complete the upper floor. The fully developed lower level provides even more functional living space with a large recreation room, fourth bedroom, and a full bathroom. Contact us today to learn more about this exceptional opportunity!