



GRASSROOTS

REALTY GROUP

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4827 22 Avenue NW
Calgary, Alberta

MLS # A2309413



\$820,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,802 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Window blinds, alarm not monitored, rear entrance closet, kitchen island in basement, 2 x Dishwashers, 2x Refrigerators, 2x microwaves, 2x stoves

Located on a quiet street in Montgomery with a sunny south facing backyard, this custom built infill offers a great mix of functionality, quality craftsmanship, and inner city convenience. The home stands out from many of the typical infills in the area with a layout and design that feels warm, practical, and very well thought out. The main floor features an open concept layout with engineered hardwood flooring, large windows, and excellent natural light throughout the day. The kitchen was designed for both everyday living and entertaining, complete with quartz countertops, premium appliances, extensive cabinetry, and a large central island. The adjoining dining and living areas flow seamlessly together, while the natural stone fireplace adds warmth and character to the space. One of the biggest highlights of this property is the south facing backyard. The outdoor space has been designed to be low maintenance while still offering privacy and functionality. Whether it's relaxing outside in the summer, entertaining guests, or simply enjoying the sun throughout the day, the backyard is a major extension of the living space. The rear mudroom entrance also provides direct access to the yard and double detached garage. Upstairs, you'll find three well sized bedrooms including a spacious primary retreat with vaulted ceilings, a walk in closet, and a beautifully finished ensuite. There is also a versatile flex space that works well as a reading area, home office, or study nook. The fully finished walk out basement adds another level of flexibility to the home. With its own separate entrance, additional bedroom, full bathroom, living space, kitchenette, and large storage area, it can function well for extended family, guests, a nanny setup, or as an exceptional entertaining space. Montgomery continues to be one of Calgary's most sought after inner city communities

due to its proximity to the Bow River pathway system, Market Mall, the University of Calgary, Foothills Hospital, Alberta Children's Hospital, and downtown Calgary. Opportunities to own thoughtfully designed homes like this in such a convenient location do not come up often.