



GRASSROOTS
REALTY GROUP

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4614 22 Avenue NW
Calgary, Alberta

MLS # A2348276



\$1,249,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,439 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, City Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

BRAND NEW | FRONT ATTACHED DOUBLE GARAGE | 4 BEDROOMS | 3.5 BATHROOMS | BONUS ROOM | 3,100+ SQ FT TOTAL LIVING SPACE | WET BAR | A/C | PRIVATE BALCONY

Welcome to Montgomery, one of Calgary's most established inner-city communities, just minutes from the Bow River, pathways, parks, schools, hospitals, the University of Calgary and downtown. This brand-new semi-detached home offers over 3,100 sq ft of total developed living space and the highly sought-after convenience of a front attached double garage—a true rarity for this style of home. Thoughtfully designed across three fully developed levels, it combines custom finishes, modern conveniences and exceptional functionality. The bright main floor begins with a front-facing office featuring oversized windows and an abundance of natural light. Extensive custom millwork adds warmth and architectural detail throughout, while the open-concept living and dining areas are anchored by a striking tiled gas fireplace surrounded by custom millwork. Built-in speakers complete the space. At the heart of the home is the chef-inspired kitchen featuring custom cabinetry, a built-in refrigerator, Fisher & Paykel oven, generous counter space and a large island with integrated charging. Patio doors provide direct access to the spacious backyard for seamless indoor-outdoor living. Upstairs, a spacious bonus room offers the perfect second living area. The impressive primary suite features a walk-in closet, built-in makeup vanity, spa-inspired ensuite with steam shower and smart toilet, plus a private balcony with views. Two additional bedrooms and a full bathroom complete the upper level. The second-floor laundry room includes a sink, with a dedicated linen closet conveniently located directly across the hall. The fully developed basement is built for entertaining with

a large recreation area and full wet bar, plus a fourth bedroom and full bathroom ideal for guests or extended family. A rough-in for in-floor heating provides the option for additional future comfort. Additional features include central A/C, built-in speakers, a built-in vacuum system and premium appliances throughout. With Market Mall, Foothills Medical Centre, Alberta Children's Hospital, major roadways and downtown all within easy reach, this exceptional home delivers a rare combination of luxury, location and functionality. Contact us today to learn more!