$714,900 - 4616 22 Avenue Nw, Calgary

MLS® #A2218155

$714,900
2 Bedroom, 2.00 Bathroom, 855 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 10, 2025 1:00-3:00 PM Welcome to this beautifully updated bungalow in the inner city community of Montgomery with beautiful views near the top of the hill. This home boasts 1710 sq. ft. of developed space and storage. Perfectly situated on a generous 50â€™ x 120â€™ lot. Whether youâ€™re looking for a stylish and cozy home to live in or a fantastic development opportunity, this property delivers. This home has been thoughtfully modernized, featuring a bright, open layout ideal for everyday living. UPGRADES include newer kitchen, furnace, renovated LR/DR, feature wall, hardwood, bathrooms redone, ETC. MOVE IN READY! Step outside to enjoy over 600 sq. ft. of recently added outdoor living space, including expansive decks and a massive patioâ€”perfect for relaxing, entertaining, BBQing or enjoying summer evenings under the stars.
The large driveway offers parking for up to 3 vehicles, making everyday convenience a breeze. With its prime lot size and zoning , builders and investors will appreciate the options this property presents for future development. The R-CG zoning allows for rowhouses, side x side, duplexes or single family development. The home is nestled in the heart of Montgomeryâ€”a vibrant northwest Calgary community with close proximity to downtown (12 minute drive), the Bow River, Market Mall, University District, Foothills Hospital, Alberta Childrenâ€™s Hospital and

the University of Calgary, pathway systems and parks. The lotâ€™s size and views present a prime opportunity for redevelopment, with potential for infill projects in a neighborhood known for its blend of original homes and contemporary builds. A rare combination of move-in-ready comfort and redevelopment potentialâ€”donâ€™t miss your chance to own this versatile gem! CALL NOW TO VIEW!

Built in 1952

Essential Information

MLS® #	A2218155
Price	$714,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4616 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0Y1

Amenities

Parking Spaces	3
Parking	Asphalt, Driveway, Oversized, Parking Pad
# of Garages	3

Interior

Interior Features	Central Vacuum, French Door, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Partial
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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