



THE
A-TEAM

**RE/MAX
FIRST**

4902 22 Avenue, Calgary T3B 0Y7

MLS®#: **A2144740**

Area: **Montgomery**

Listing Date: **06/27/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **3,627 sqft**
Lot Shape:

Access:

Lot Feat: **Triangular Lot**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,368**

Low Sqft:

Ttl Sqft: **1,368**

DOM

8

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **3 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 21`0"	Dining Room	Main	14`9" x 17`7"
Kitchen	Main	10`6" x 13`5"	Foyer	Main	7`9" x 8`7"
Bedroom	Upper	10`4" x 13`4"	Bedroom - Primary	Upper	13`3" x 13`5"
5pc Bathroom	Upper	7`11" x 12`5"	Game Room	Lower	17`5" x 17`6"
Furnace/Utility Room	Lower	9`1" x 9`11"	4pc Bathroom	Lower	8`6" x 5`0"
Bedroom	Lower	11`0" x 12`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8010174

Remarks

Pub Rmks:

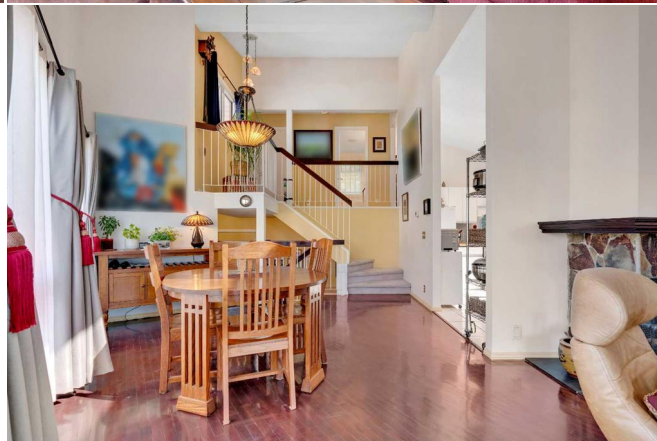
This is it! Welcome to 4902 22 Ave NW - A character-filled home perfectly situated in the desirable neighbourhood of Montgomery. Just steps from Montalban Park, this home has it all: stunning views, plenty of natural light, and exceptional curb appeal. The property boasts a unique blend of charm and functionality, making it an ideal choice for those seeking a distinctive living experience. The home features an exceptionally spacious and unique open floor plan with vaulted ceilings and two skylights, creating a bright and airy atmosphere. Enjoy stunning views of the river valley and Canada Olympic Park from the large, expansive windows in both your living area and primary bedroom. This home exudes character, with hardwood floors and thoughtful design elements throughout. The elegant executive design includes a large living room with a wood-burning fireplace, a fully finished basement, three sizable bedrooms, and two full bathrooms. Outdoor living is enhanced with a beautifully landscaped, low-maintenance yard, a huge wrap-around deck, a garden shed, and an additional storage shed. The oversized single attached front-drive garage provides secure parking as well as additional storage. As a resident of the home, you'll enjoy easy access to many of Calgary's major roadways, community centres, off-leash dog parks, playgrounds, restaurants, pathways, and shops. This prime location offers proximity to Market Mall, The Alberta Children's Hospital, and the University of Calgary. With its stunning views, abundant natural light, and prime location, it offers everything you need and more! On top of all the features listed above, both the furnace and roof have been replaced. Perfect for homeowners and investors alike! Don't miss the opportunity to make this Montgomery gem your own. Call your REALTOR® to book a private viewing today!

Inclusions:
Property Listed By:

None
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











4902 22 Ave NW, Calgary, AB

Main Floor Exterior Area 780.05 sq ft
Interior Area 707.45 sq ft
Excluded Area 399.02 sq ft



0 1 2 3 4 5 ft
PREPARED: 2024/09/25
When figures are excluded from total floor area in EXIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



4902 22 Ave NW, Calgary, AB

2nd Floor Exterior Area 817.75 sq ft
Interior Area 683.73 sq ft



0 1 2 3 4 5 ft
PREPARED: 2024/09/25
When figures are excluded from total floor area in EXIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 683.85 sq ft
Interior Area 620.56 sq ft



0 1 2 3 4 5 ft
PREPARED: 2024/09/25
When figures are excluded from total floor area in EXIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

