



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4919 22 Avenue, Calgary T3B 0Y6**

MLS®#: **A2173068**

Area: **Montgomery**

Listing Date: **10/15/24**

List Price: **\$1,079,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,971**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,971**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

DOM

**49**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Street Lighting,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Brick,Composite Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven,Range Hood,Refrigerator**

Int Feat:

**Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 12`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 13`4"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>19`7" x 8`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`2" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 9`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Balcony</b>	<b>Main</b>	<b>9`6" x 20`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`1" x 19`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`9" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 12`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`0" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 12`1"</b>

Bedroom	Upper	12`6" x 9`4"	Furnace/Utility Room	Basement	8`2" x 9`11"
Bedroom	Basement	10`8" x 11`10"	Walk-In Closet	Basement	3`11" x 6`2"
4pc Bathroom	Basement	10`0" x 5`0"	Game Room	Basement	13`2" x 22`4"
Other	Basement	10`6" x 2`1"	Mud Room	Basement	5`8" x 13`3"
Other	Basement	20`10" x 11`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **2312432**

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Thursday, Nov. 28th 3-5pm, Friday, Nov. 29th 3-5pm and Saturday, Nov. 30th 1-3pm \*\* Welcome to your dream home at 4919 22 Ave NW! This stunning property offers the perfect blend of modern elegance and functional design in a desirable neighborhood. Just minutes away, you'll find beautiful parks and walking trails, ideal for outdoor activities and relaxation. As you enter, you are greeted by a spacious dining room that flows seamlessly into an open-concept floor plan, perfect for entertaining. The gourmet kitchen is a chef's delight, featuring a huge island, full-height cabinets, luxurious quartz countertops, and top-of-the-line modern appliances. The inviting living room boasts custom built-ins and a cozy gas fireplace, creating a warm ambiance. Double doors lead to a spacious deck, perfect for outdoor gatherings. Retreat to the upper floor, where you'll find a magnificent primary bedroom with a lavish 6-piece ensuite, complete with a soaking tub, dual vanity, walk-in shower, and heated floors. A generous walk-in closet provides ample storage. This level also features a laundry room, a full bathroom, and two additional well-sized bedrooms. The fully finished basement is designed for recreation and relaxation, featuring a spacious rec room with media center built-ins and a wet bar. Double doors open to a charming patio, making it a perfect spot for entertaining. The walk-out basement also includes a mudroom, utility room, a full bathroom, and an additional bedroom for guests. Completing this remarkable home is an exterior double detached garage, providing convenience and extra storage. Please note that the house is currently under construction, and photos and measurements are from a similar house built in 2023.**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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













