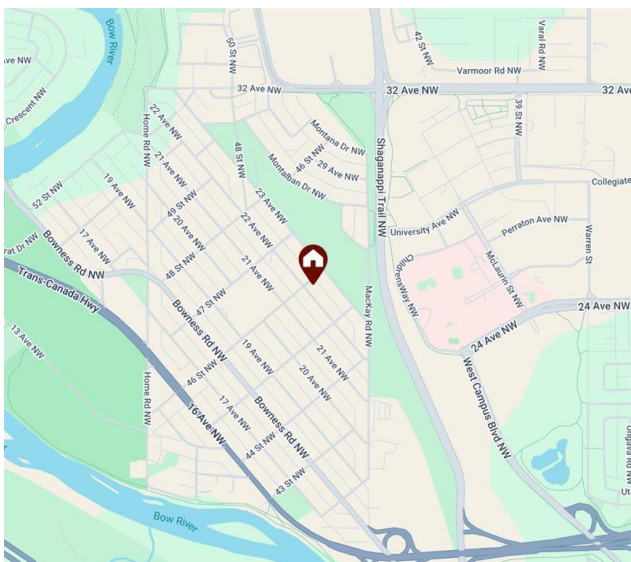




**4640 22 Avenue, Calgary T3B 0Y1**

MLS® #: **A2182469** Area: **Montgomery** Listing Date: **12/10/24** List Price: **\$775,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1949**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **850**  
 Low Sqft:  
 Ttl Sqft: **850**

DOM  
**11**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,City Lot,Corner Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Range,Refrigerator,Washer,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`1" x 11`2"	Den	Main	13`9" x 9`10"
Bedroom	Lower	11`6" x 10`10"	Bedroom	Lower	10`2" x 8`6"

4pc Bathroom

Main

3pc Bathroom  
Legal/Tax/Financial

Lower

Title:  
**Fee Simple**  
Legal Desc:

**4994GI**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Rare opportunity to secure a prime 50x120 R-C1 corner lot in the desirable NW inner city! Situated in a quiet Upper Montgomery neighborhood, this property is ideal for redevelopment or potential multi-family units (pending City of Calgary approvals). The lot currently features an older up/down duplex (lower suite is illegal), surrounded by newer million-dollar homes that capitalize on stunning river valley escarpment views. This sought-after location is just steps from Montalban Park, minutes to Market Mall, the University of Calgary, two hospitals, and only 10-12 minutes to downtown. Plus, it offers convenient access west to the mountains. Don't miss out on this incredible value in a highly coveted area—act fast!**

Inclusions:  
Property Listed By: **N/A  
Homecare Realty Ltd.**

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



