



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4815 22 Avenue, Calgary T3B 0Y4**

MLS® #: **A2190265**

Area: **Montgomery**

Listing Date: **01/27/25**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
 Year Built: **2015**

Lot Information  
 Lot Sz Ar: **3,000 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Street Lighting**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,958**  
 Low Sqft:  
 Ttl Sqft: **1,958**

DOM

**3**

Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**

Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 17`0"
2pc Bathroom	Main	5`1" x 5`8"
Walk-In Closet	Upper	13`2" x 4`11"
5pc Ensuite bath	Upper	9`5" x 12`1"
Bedroom	Upper	10`2" x 14`3"
Bedroom	Basement	12`5" x 14`1"
Storage	Basement	14`2" x 6`4"
Kitchen With Eating Area	Basement	20`0" x 19`0"

Room	Level	Dimensions
Kitchen	Main	18`1" x 8`2"
Dining Room	Main	12`0" x 18`0"
Bedroom - Primary	Upper	16`6" x 14`11"
Bedroom	Upper	12`6" x 10`4"
4pc Bathroom	Upper	8`5" x 5`9"
Walk-In Closet	Basement	10`5" x 5`0"
4pc Bathroom	Basement	8`8" x 7`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**1510592**

Remarks

Pub Rmks:

**Are you looking for something to help with your monthly mortgage payments? Do you have a live in nanny? This home may just be the perfect opportunity for you! Located in the beautiful neighborhood of Montgomery, this newer duplex infill has great potential as an illegal suite. The main level is an open concept with a long island and walk-in pantry. The Kitchen has stainless steel appliances, a 5-burner gas cooktop, plenty of cabinetry and granite countertops to complete this beautiful kitchen. The living room has an eye-catching fireplace surrounded by built-ins and has plenty of room for a sectional. Moving onto the dining room which boasts a very impressive view of COP and Edworthy Park. The master en-suite located on the upper level has a massive walk-in closet with custom cabinetry, a beautiful large window and luxurious bathroom, including a tub, spa-like shower and a double vanity. The laundry closet located on the upper floor comes with custom upper cabinets which double as a linen closet. A new washer and dryer were just purchased in 2021. Also on the upper floor are two more generous sized rooms (one with walk-in closet) and a bathroom with tub/shower combo. There is air conditioning in this home to complete your comfort in this home. This home has a one-bedroom illegal basement suite which is completely self contained with a separate entry, kitchen, laundry and bathroom. A very large walk-in closet is also part of the bedroom. 9'foot ceilings make the space feel extremely roomy and since its a walk out there are large windows to let in a ton of natural light. This unit comes with all kitchen and laundry appliances. This home has a south facing deck providing you with that natural source of vitamin D (sun) all day long. There is a double detached garage in the rear. Located close to Market Mall, U of C, Foothills Hospital, The Children's Hospital, AND easy access to the mountains. Call your favorite REALTOR® today for a viewing!**

Inclusions:

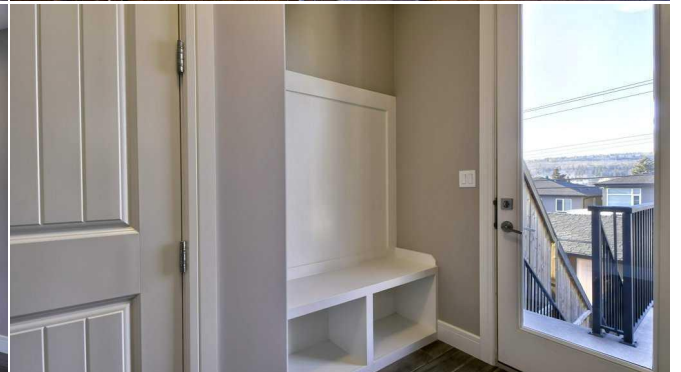
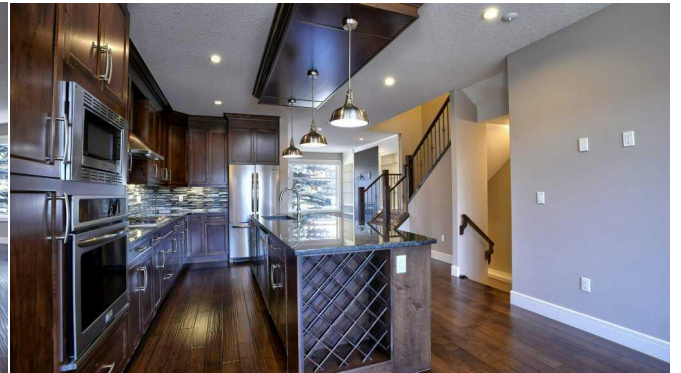
**Built in oven, Stove, 2 x Dishwashers, Gas Cook top, Built in Microwave, Microwave, 2 x Refrigerators, 2 x Washers, 2 x Dryers, 2 Garage Door Openers, Ceiling Fans, Air Conditioning, Buyer to accept RPR 2015**

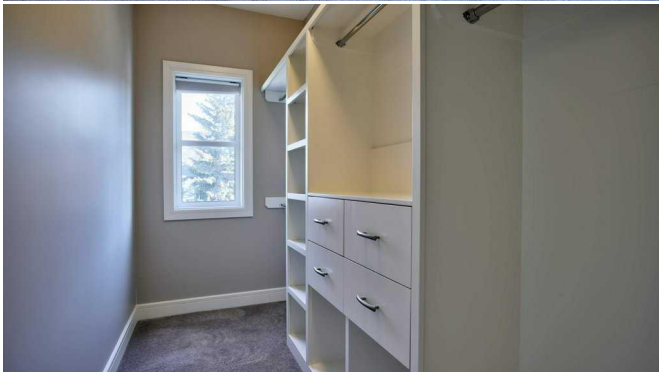
Property Listed By:

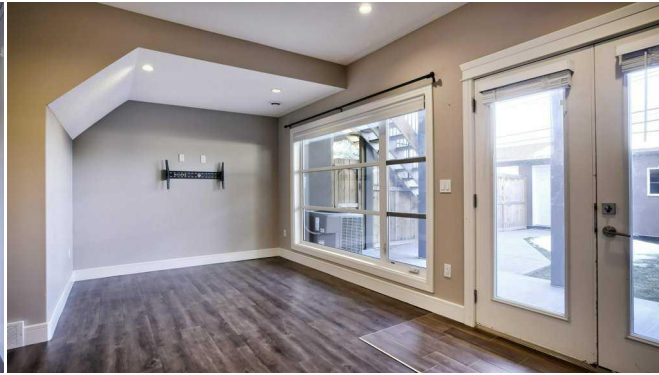
**RE/MAX REAL ESTATE - LETHBRIDGE**

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











4815 22 Ave NW, Calgary, AB

Main Floor Exterior Area 523.76 sq ft  
Interior Area 827.32 sq ft



0 2 4 8

PREPARED: 2025/01/26



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1028.16 sq ft  
Interior Area 1447.61 sq ft  
Excluded Area 21.21 sq ft



0 2 4 8

PREPARED: 2025/01/26



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Basement (Below Grade) Exterior Area 910.85 sq ft  
Interior Area 818.78 sq ft



0 2 4 8

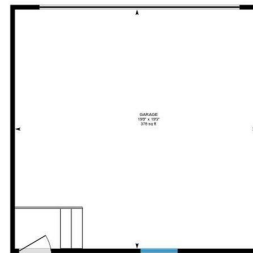
PREPARED: 2025/01/26



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Detached Excluded Area 407.68 sq ft



0 2 4 8

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