

\$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 lot'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 potential—don'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 | Driveway, Oversized, Parking Pad, Asphalt |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, French Door |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window |
| 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 |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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