

\$988,000 - 4640 15 Avenue Nw, Calgary

MLS® #A2267367

\$988,000

5 Bedroom, 5.00 Bathroom, 2,641 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Design. Location. Luxury. Set on a South/West-facing corner lot just a few blocks from the Bow River and Shouldice Park, this 3-storey contemporary semi-detached delivers refined inner-city living bathed in natural light from oversized windows on three sides. Main Floor 9-ft ceilings | seamless entertaining opens to a sun-splashed living room with custom drapes and a sleek gas fireplace framed in premium quartz. The dedicated office with custom built-ins is ideal for work or study. At the heart of the home, the chef's kitchen showcases stainless appliances, cabinetry, premium quartz counter tops, a dramatic waterfall island, and a full pantry—all flowing to the dining area with floor-to-ceiling windows and French doors to the rear deck for effortless indoor-outdoor hosting. A thoughtfully designed laundry room sits alongside two generous secondary bedrooms and a 4-pc bath. The primary retreat features a custom walk-in closet and an en-suite with double vanities, luxury steam shower, and modern tub. Step directly from the primary to a large composite balcony with glass railings—perfect for evening sunsets and river-bank views. Third-Floor Loft with bonus living + view deck, An expansive, light-filled loft with luxury vinyl plank flooring doubles as a work-from-home studio / lounge and includes a full bath with custom glass shower. Slide outside to the massive roof-deck with glass railings and upgraded composite decking + drainage—a spectacular spot to



take in the Bow River pathway corridor. Finished Basement could host game night or movie marathons in the family/media room with a stylish wet bar. A large 4th bedroom (huge walk-in closet) and a full bath create an ideal guest/teen suite. Year-round comfort comes from in-floor hydroponic heating; a water softener adds everyday convenience. Enjoy a fully fenced yard, glass-railed rear deck, and a detached double garage off the paved lane. Corner-lot placement provides excellent extra street parking for visitors. Live moments from river pathways, parks, and playgrounds, with quick access to Foothills & Alberta Children's Hospitals, U of C, Market Mall, local caf  s, and commuter routes to Downtown and the Rockies. This is the best of Montgomery's inner-city vitality with nature at your doorstep. This exquisite home checks every box"book your private showing today!!

Built in 2013

Essential Information

MLS�� #	A2267367
Price	\$988,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,641
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	4640 15 Avenue Nw
---------	-------------------

Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0L7

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane
Roof	Rolled/Hot Mop
Construction	Cedar, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.