

# \$714,900 - 4616 22 Avenue Nw, Calgary

MLS® #A2218155

**\$714,900**

3 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Welcome to this beautifully updated bungalow with 2/3 bedrooms and 2 bathrooms in the inner city community of Montgomery with beautiful views near the top of the hill. There are currently 2 bedrooms plus the dining room that can be converted back into a third bedroom. This home boasts 1710 sq. ft. of developed space and storage. Perfectly situated on a generous 50' x 120' lot. Whether you'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 patio—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 Montgomery—a vibrant northwest Calgary community with close proximity to downtown (12 minute drive), the Bow River,



Market Mall, University District, Foothills Hospital, Alberta Children'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	3
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, Kitchen Island, Soaking Tub, French Door  
Appliances           Dishwasher, Dryer, Electric Range, Microwave, Range Hood,  
Refrigerator, Washer, Window Coverings  
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 Yard  
Roof                   Asphalt Shingle  
Construction        Concrete, Vinyl Siding, Wood Frame  
Foundation          Poured Concrete

### **Additional Information**

Date Listed           May 6th, 2025  
Days on Market      12  
Zoning                R-CG

### **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

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