

# \$898,898 - 4908 23 Avenue Nw, Calgary

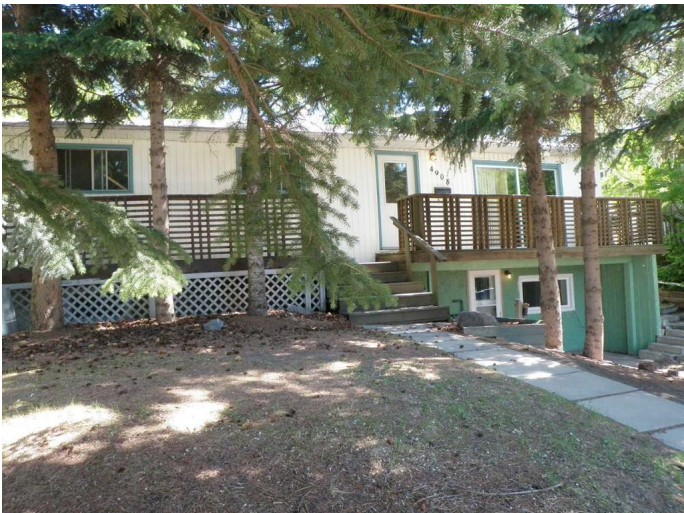
MLS® #A2218769

## \$898,898

5 Bedroom, 2.00 Bathroom, 1,035 sqft  
Residential on 0.13 Acres

Montgomery, Calgary, Alberta

4908 23 Avenue NW | Location Location  
Location | This Large 5,608 Sq Ft R-CG Lot Is  
A Fantastic Opportunity In Montgomery! | One  
Of Calgaryâ€™s Rapidly Evolving  
Communities | Perfect Location Just Moments  
To Popular Amenities, Including Market Mall,  
Montgomery Community Association,  
Shouldice Arena & Athletic Park, Bow River  
Pathway System, Edworthy Park & Shouldice  
Park | Shopping Options Are Plentiful With  
Montgomery Main Street, University District &  
Market Mall Just Minutes Away | Dining For  
Food Lovers Will Appreciate Popular Spots  
Such As OEB, Charcut, Village Ice Cream,  
UNA Pizza, The Keg & NOtaBLE | Commuting  
Is Effortless With Quick Connections To 16  
Ave, Memorial Drive & Stoney Trail To Around  
The City Or To The Beautiful Rocky  
Mountains!



Built in 1954

## Essential Information

MLS® #	A2218769
Price	\$898,898
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.13
Year Built	1954

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4908 23 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Z7

### Amenities

Parking Spaces	4
Parking	Front Drive, Parking Pad

### Interior

Interior Features	Built-in Features
Appliances	Other
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

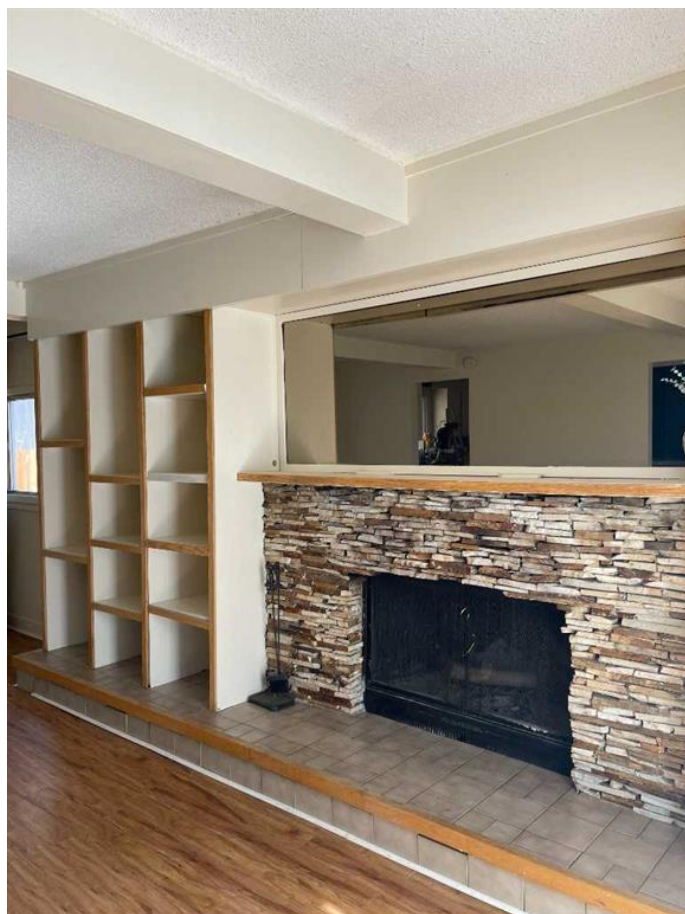
### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Reverse Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	35

Zoning	R-CG
<b>Listing Details</b>	
Listing Office	Real Broker



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