

\$1,089,000 - 5015 22 Avenue Nw, Calgary

MLS® #A2200803

\$1,089,000

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

**** OPEN HOUSE: Wednesday, Apr. 16th 4-6pm **** Welcome to 5015 22 Ave NW, a stunning and well-designed home situated in the highly desirable Montgomery community—just minutes from parks, pathways, shopping, and top-rated amenities! This home features a legal basement suite, perfect for rental income or extended family, complete with a spacious bedroom, full bathroom, kitchen, and a large recreation room. The main floor is thoughtfully laid out with a bright living room featuring a cozy gas fireplace, a flex/dining room, and a powder room. The mudroom with built-in storage keeps everything organized, while the back deck offers a great space for entertaining or relaxing outdoors. Upstairs, the luxurious primary suite boasts a dual vanity, soaking tub, and a walk-in shower, creating a true retreat. The convenient upstairs laundry is perfectly located near two additional bedrooms, making daily living effortless. Nestled in Montgomery, this home is within walking distance to local shops, cafés, parks. The photos are from a similar build by the same builder. While the features, finishes, and layout are comparable, there may be slight variations. Book a showing to see this stunning home in person!



Built in 2024

Essential Information

MLS® #

A2200803

| | |
|----------------|------------------------|
| Price | \$1,089,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,917 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5015 22 Avenue Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0Y8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 42 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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