$749,900 - 4619 22 Avenue Nw, Calgary

MLS® #A2216025

$749,900

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta
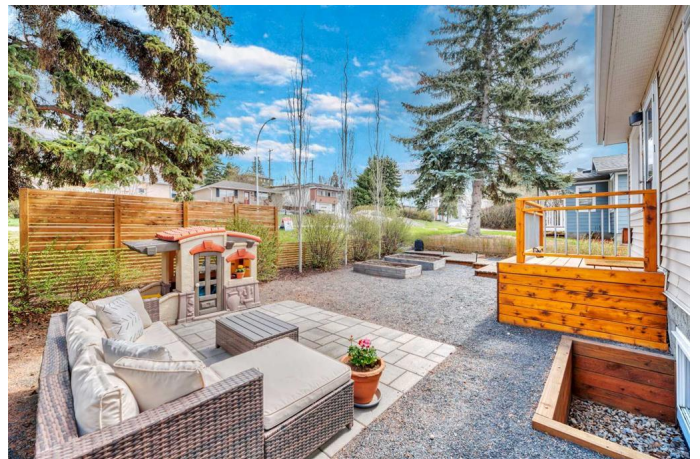
** Open House Saturday May 3rd 2pm - 4pm! ** This isn't just a renovation—it's a full transformation from the studs up! Every inch of this stunning raised bungalow was completely redone in 2020: electrical, plumbing, sewer lines, insulation, drywall, windows—you name it, it's brand new.

Situated on a massive 50' x 120' lot on a quiet street, this beautifully reimagined home offers 4 bedrooms, 2 full bathrooms, and nearly 1,900 sq ft of professionally developed living space.

Step inside and fall in love with the thoughtfully curated, European-inspired design where cozy wood accents meet sleek, modern finishes. The bright and open main level features a gourmet kitchen with high-end appliances, quartz and butcher block countertops, and a spacious dining area perfect for entertaining. Two generously sized bedrooms (one currently used as a living room) and a stylish 3-piece bath complete the main floor. Step outside to enjoy the sunny, south-facing deck and your fully landscaped, private backyard oasis.

Downstairs, the lower level impresses with a cozy family room (currently used as the primary bedroom), a large multi-purpose studio space with its own wet bar, a spa-like bathroom with a soaker tub, and full laundry/storage.

Bonus alert! The incredible 22' x 36' heated garage is a rare find—offering space for 4 vehicles or a mix of cars and workshop. Plus, there's even separate RV parking!

All of this in an unbeatable location—just minutes from Market Mall, the University District, Foothills & Children's Hospitals, U of C, parks, pathways, schools, and with easy access to downtown and Highway 1 for weekend getaways to the mountains. And if you're a dog lover, Montalban off-leash park is just a block away!

This one-of-a-kind home combines timeless charm with modern efficiency, exceptional design, and a location that truly has it all. Come see it—and fall in love!

Built in 1952

Essential Information

MLS® #	A2216025
Price	$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4619 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 0X9

Amenities

Parking Spaces	5
Parking	RV Access/Parking, Quad or More Detached

Interior

Interior Features	Built-in Features, Open Floorplan, See Remarks, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals