



**GRASSROOTS**  
REALTY GROUP

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**4601 Monterey Avenue NW  
Calgary, Alberta**

**MLS # A2229651**



**\$829,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

**Inclusions:** Electric Fireplace, Alarm System with no contract, TV Mount, Office Shelves, Peg Board and tire rack in garage

Nestled just steps from the Bow River pathway and Shouldice Park, this stunning 4-bedroom, 3.5 bathroom semi-detached home blends modern elegance with unbeatable location. Inside, you'll find contemporary finishings throughout — from sleek cabinetry and quartz countertops to wide vinyl-plank flooring and a striking feature fireplace. You will appreciate the central A/C during the hot summer days and smart home setup up for the thermostat, garage door opener, alarm system + cameras, and most of the light switches. The open-concept main floor is perfect for entertaining or relaxing, with natural light pouring in through oversized windows. The front entry with spacious closet leads to the dining room with large windows facing the quiet street. The well laid out kitchen features white cabinetry, quartz countertops, island with bar seating, stainless steel appliances and a pantry, plus a dining nook for informal dining or for use as a home office space. The living room has a modern gas fireplace with tile surround and bright windows looking out to the south-facing yard. Upstairs, the primary suite includes a spa-inspired contemporary ensuite with free-standing tub with tiled wall, subway-tiled shower with glass door, dual under mount sinks, quartz countertops, and a walk-in closet with site-built shelving and built-in drawers. This upper level also features 2 additional bedrooms, a full bathroom, office area, laundry closet and linen closet. In the basement you will find the cozy family room with built-in shelving, electric fireplace and wet bar with beverage fridge, the 4th bedroom, full bathroom and storage space. Step outside to your landscaped private backyard oasis, complete with patio, planter box perfect for your annuals, turf, and a custom putting green — ideal for enjoying warm summer evenings or working on your short game. Double detached garage and easy to

find street parking for additional vehicles. Located in the sought-after community of Montgomery, you are close to schools, parks (including Montgomery Avenue Park that is just steps away), shopping, and major amenities. You're minutes from Market Mall, the University of Calgary, Foothills Hospital, and the Alberta Children's Hospital. Welcome to your dream home in one of Calgary's most vibrant, river-adjacent communities. Book your showing today!