



GRASSROOTS
REALTY GROUP

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4640 15 Avenue NW
Calgary, Alberta

MLS # A2267367



\$988,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,641 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: none

Design. Location. Luxury. Set on a South/West-facing corner lot just a few blocks from the Bow River and Shouldice Park, this 3-storey contemporary semi-detached delivers refined inner-city living bathed in natural light from oversized windows on three sides. Main Floor 9-ft ceilings | seamless entertaining opens to a sun-splashed living room with custom drapes and a sleek gas fireplace framed in premium quartz. The dedicated office with custom built-ins is ideal for work or study. At the heart of the home, the chef's kitchen showcases stainless appliances, cabinetry, premium quartz counter tops, a dramatic waterfall island, and a full pantry—all flowing to the dining area with floor-to-ceiling windows and French doors to the rear deck for effortless indoor-outdoor hosting. A thoughtfully designed laundry room sits alongside two generous secondary bedrooms and a 4-pc bath. The primary retreat features a custom walk-in closet and an en-suite with double vanities, luxury steam shower, and modern tub. Step directly from the primary to a large composite balcony with glass railings—perfect for evening sunsets and river-bank views. Third-Floor Loft with bonus living + view deck, An expansive, light-filled loft with luxury vinyl plank flooring doubles as a work-from-home studio / lounge and includes a full bath with custom glass shower. Slide outside to the massive roof-deck with glass railings and upgraded composite decking + drainage—a spectacular spot to take in the Bow River pathway corridor. Finished Basement could host game night or movie marathons in the family/media room with a stylish wet bar. A large 4th bedroom (huge walk-in closet) and a full bath create an ideal guest/teen suite. Year-round comfort comes from in-floor hydroponic heating; a water softener adds everyday convenience. Enjoy a fully fenced yard, glass-railed rear deck, and a

detached double garage off the paved lane. Corner-lot placement provides excellent extra street parking for visitors. Live moments from river pathways, parks, and playgrounds, with quick access to Foothills & Alberta Children's Hospitals, U of C, Market Mall, local cafés, and commuter routes to Downtown and the Rockies. This is the best of Montgomery—inner-city vitality with nature at your doorstep. This exquisite home checks every box—book your private showing today!!