



**4902 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2144740**



**\$699,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Triangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** None

This is it! Welcome to 4902 22 Ave NW - A character-filled home perfectly situated in the desirable neighbourhood of Montgomery. Just steps from Montalban Park, this home has it all: stunning views, plenty of natural light, and exceptional curb appeal. The property boasts a unique blend of charm and functionality, making it an ideal choice for those seeking a distinctive living experience. The home features an exceptionally spacious and unique open floor plan with vaulted ceilings and two skylights, creating a bright and airy atmosphere. Enjoy stunning views of the river valley and Canada Olympic Park from the large, expansive windows in both your living area and primary bedroom. This home exudes character, with hardwood floors and thoughtful design elements throughout. The elegant executive design includes a large living room with a wood-burning fireplace, a fully finished basement, three sizable bedrooms, and two full bathrooms. Outdoor living is enhanced with a beautifully landscaped, low-maintenance yard, a huge wrap-around deck, a garden shed, and an additional storage shed. The oversized single attached front-drive garage provides secure parking as well as additional storage. As a resident of the home, you'll enjoy easy access to many of Calgary's major roadways, community centres, off-leash dog parks, playgrounds, restaurants, pathways, and shops. This prime location offers proximity to Market Mall, The Alberta Children's Hospital, and the University of Calgary. With its stunning views, abundant natural light, and prime location, it offers everything you need and more! On top of all the features listed above, both the furnace and roof have been replaced. Perfect for homeowners and investors alike! Don't miss the opportunity to make this Montgomery gem your own. Call your REALTOR to book a private viewing

today!