

# \$1,089,000 - 5017 22 Avenue Nw, Calgary

MLS® #A2213774

**\$1,089,000**

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to 5017 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® #                   A2213774

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	5017 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	April 27th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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