

# \$1,198,000 - 4538 Montgomery Avenue Nw, Calgary

MLS® #A2254212

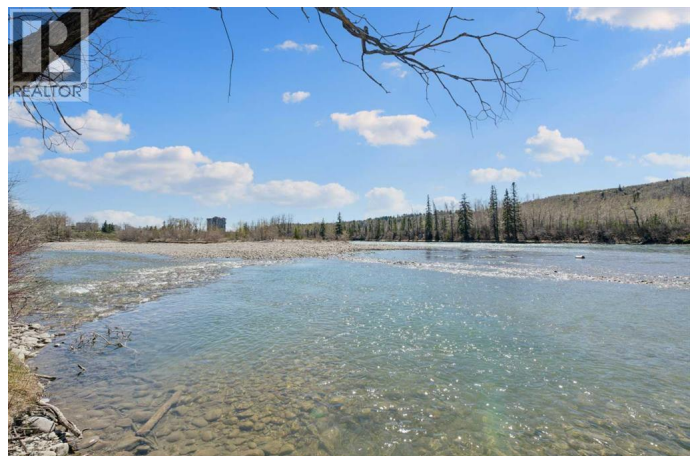
**\$1,198,000**

5 Bedroom, 4.00 Bathroom, 2,501 sqft

Single Family on 0.10 Acres

Montgomery, Calgary, Alberta

Live by the river and bike all the way to downtown year-round along the Bow River pathway system. Located in the Montgomery Golden Triangle, between Edworthy and Shouldice parks, this custom-built (builder built for himself), CORNER LOT, DETACHED luxury house has a beautiful and unique and functional layout, with 5 SPACIOUS BEDROOMS (3 up, 2 down) with walk-in closets. The vaulted ceiling primary bedroom has its own private balcony to enjoy views of Edworthy Park and Trinity Hills. The main floor has two fireplaces, living room/library, a formal dining room and separate breakfast nook. The kitchen has a large walk-in pantry and overlooks the family room, which is perfect for entertaining and family time. The fully-finished BASEMENT HAS IN-FLOOR HEATING, massive recreation room that is well suited for a home theatre and game room and kitchenette. NO CARPETS in this home, only hardwood and tile. Numerous features sets this house apart: Rare location just steps to the river, unique layout, quality built, Premium windows with wood interior with wide metal exterior cladding, built-in wall units and desks, real wood floors, maintenance-free vinyl deck and fence, landscaped with many trees, oversized garage (with a 200 amp subpanel, ready to add a EV charging receptacle) to fit a truck, and RV PARKING. This neatly maintained and cared for house is just a few minutes drive to U of C, MRU, Foothills & Children's Hospitals, SAIT, Downtown and



Market Mall. (id:6289)

Built in 2012

### Essential Information

Listing #	A2254212
Price	\$1,198,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,501
Acres	0.10
Year Built	2012
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	4538 Montgomery Avenue Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0K9

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Back lane, Wet bar, Wood windows, French door, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage, Oversize, RV, See Remarks
# of Garages	2
View	View

### Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, See remarks, Window Coverings
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Stucco
Exterior Features	Fruit trees, Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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