\$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 buit for himself), CORNER LOT, DETACHED uxury 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







Built in 2012

Essential Information

Listing # A2254212 Price \$1,198,000

Bedrooms 5 4.00 Bathrooms

Half Baths Square Footage 2,501 0.10 Acres

Year Built 2012

Type Single Family

1

Freehold Sub-Type

Community Information

Address 4538 Montgomery Avenue Nw

Subdivision Montgomery

City Calgary Province Alberta Postal Code T3B0K9

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Treed, See remarks, Back lane, Wet bar, Wood windows, French door, **Features**

Gas BBQ Hookup

Parking Spaces 3

Detached Garage, Oversize, RV, See Remarks Parking

of Garages 2

View View

Interior

Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, **Appliances**

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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