

# \$1,089,000 - 5015 22 Avenue Nw, Calgary

MLS® #A2200803

**\$1,089,000**

4 Bedroom, 4.00 Bathroom, 1,917 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, Mar. 23rd 1-3pm \*\***

Welcome to 5015 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, caf s, 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® #	A2200803
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	5015 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	March 12th, 2025
Days on Market	19
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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