

# \$1,260,000 - 4538 Montgomery Avenue Nw, Calgary

MLS® #A2220247

**\$1,260,000**

5 Bedroom, 4.00 Bathroom, 2,501 sqft  
Residential 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.

Built in 2012

### Essential Information

MLS® #	A2220247
Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,501
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4538 Montgomery Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0K9

### Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Oversized, RV Access/Parking, See Remarks, RV Gated
# of Garages	2
Waterfront	River Access, See Remarks

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows
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Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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