

# \$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

**\*\* OPEN HOUSE: Sunday, May 4th 4-6pm \*\***

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, 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® # | 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Dry Bar |
| 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 | 4                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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