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

MLS® #A2254212

\$1,198,000

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 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







Market Mall.

Built in 2012

Essential Information

MLS® # A2254212 Price \$1,198,000

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, RV Gated, See Remarks

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

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks,

Washer, Window Coverings

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 September 4th, 2025

Days on Market 45

Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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