

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

MLS® #A2254212

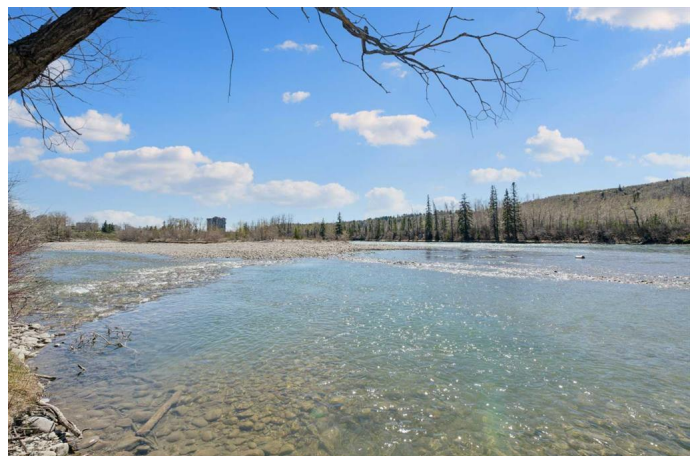
**\$1,198,000**

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 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® #         | 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 | 77                  |
| Zoning         | R-CG                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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