

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

MLS® #A2254212

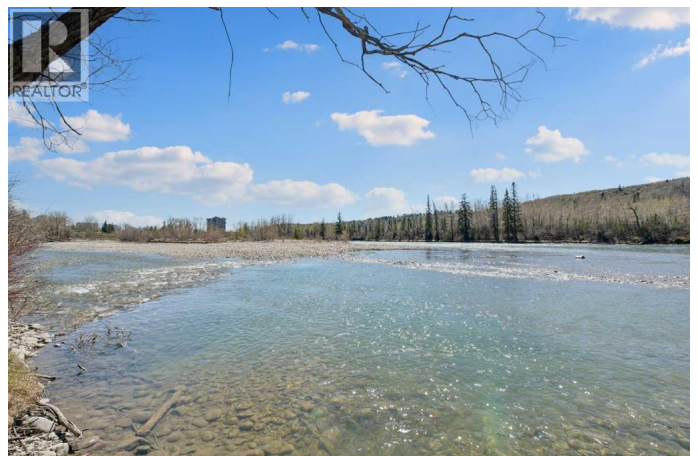
\$1,198,000

5 Bedroom, 4.00 Bathroom, 2,501 sqft

Single Family 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. (id:6289)

Built in 2012

Essential Information

Listing #	A2254212
Price	\$1,198,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,501
Acres	0.10
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4538 Montgomery Avenue Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0K9

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Back lane, Wet bar, Wood windows, French door, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage, Oversize, RV, See Remarks
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, See remarks, Window Coverings
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Fruit trees, Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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