

**4619 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2216025**



**\$749,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Wet Bar		

**Inclusions:** Hood Fan

**\*\* Open House Saturday May 3rd 2pm - 4pm! \*\*** This isn't just a renovation—it's a full transformation from the studs up! Every inch of this stunning raised bungalow was completely redone in 2020: electrical, plumbing, sewer lines, insulation, drywall, windows—you name it, it's brand new. Situated on a massive 50' x 120' lot on a quiet street, this beautifully reimagined home offers 4 bedrooms, 2 full bathrooms, and nearly 1,900 sq ft of professionally developed living space. Step inside and fall in love with the thoughtfully curated, European-inspired design where cozy wood accents meet sleek, modern finishes. The bright and open main level features a gourmet kitchen with high-end appliances, quartz and butcher block countertops, and a spacious dining area perfect for entertaining. Two generously sized bedrooms (one currently used as a living room) and a stylish 3-piece bath complete the main floor. Step outside to enjoy the sunny, south-facing deck and your fully landscaped, private backyard oasis. Downstairs, the lower level impresses with a cozy family room (currently used as the primary bedroom), a large multi-purpose studio space with its own wet bar, a spa-like bathroom with a soaker tub, and full laundry/storage. Bonus alert! The incredible 22' x 36' heated garage is a rare find—offering space for 4 vehicles or a mix of cars and workshop. Plus, there's even separate RV parking! All of this in an unbeatable location—just minutes from Market Mall, the University District, Foothills & Children's Hospitals, U of C, parks, pathways, schools, and with easy access to downtown and Highway 1 for weekend getaways to the mountains. And if you're a dog lover, Montalban off-leash park is just a block away! This one-of-a-kind home combines timeless charm with modern efficiency,

exceptional design, and a location that truly has it all. Come see it&mdash;and fall in love!