

# \$699,900 - 4616 22 Avenue Nw, Calgary

MLS® #A2218155

**\$699,900**

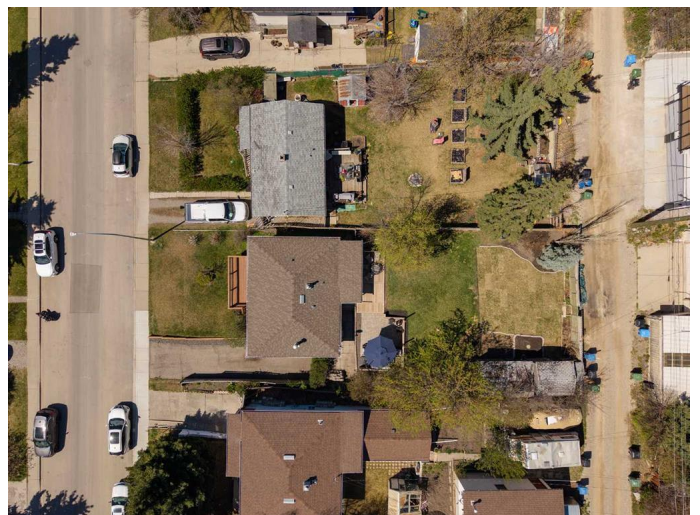
2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

**\$15,000 PRICE DROP!! INVESTOR & BUILDER ALERT!!! BEST LAND VALUE IN MONTGOMERY TODAY! GREAT VIEWS FROM THIS PRIME DEVELOPMENT LOT!!!** A

rare opportunity to acquire a 50' x 120' development lot in the heart of the rapidly growing inner-city community of Montgomery. Situated at a higher elevation on 22nd Avenue NW, this building site features panoramic south views over the Bow River valley and adjacent Sarcee Trail green space. This property is ideal for investors or builders looking to capitalize on the area's strong redevelopment momentum, with versatile R-CG zoning allowing for rowhouses, side by sides, duplexes or single family development. Nestled in one of Calgary's most sought-after inner-city neighborhoods, this property boasts quick access to downtown, the University of Calgary, Foothills and Children's Hospitals, Market Mall, the Calgary Farmer's Market, and bustling local shops and services. Outdoor enthusiasts will appreciate the proximity to the Bow River pathway system, Shouldice and Edworthy Parks, as well as quick access west to the mountains. This home has been well maintained and upgraded, making it ideal for occupancy by an owner or tenant in advance of future redevelopment. The perfect investment opportunity for today or the future! New homes and luxury infills are now evident throughout Montgomery, as demand and prices for this inner-city jewel continue to



grow. Donâ€™t miss your chance to invest in one of Calgaryâ€™s most rapidly evolving neighborhoods. CALL NOW TO VIEW!

Built in 1952

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218155    |
| Price          | \$699,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 855         |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4616 22 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B0Y1            |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Asphalt, Driveway, Oversized, Parking Pad |
| # of Garages   | 3                                         |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, Kitchen Island, Soaking Tub                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Partial                                                                                          |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Front Yard   |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 40            |
| Zoning         | R-CG          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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