4614 22 Avenue NW

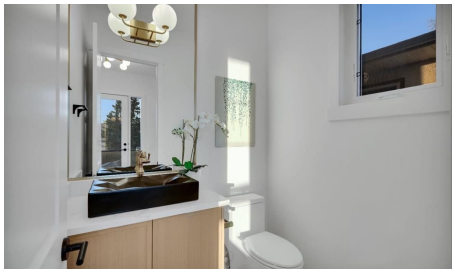
Calgary | Active | MLS® A2348276

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,439 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

BRAND NEW | FRONT ATTACHED DOUBLE GARAGE | 4 BEDROOMS | 3.5 BATHROOMS | BONUS ROOM | 3,100+ SQ FT TOTAL LIVING SPACE | WET BAR | A/C | PRIVATE BALCONY

Welcome to Montgomery, one of Calgary's most established inner-city communities, just minutes from the Bow River, pathways, parks, schools, hospitals, the University of Calgary and downtown. This brand-new semi-detached home offers over 3,100 sq ft of total developed living space and the highly sought-after convenience of a front attached double garage-a true rarity for this style of home. Thoughtfully designed across three fully developed levels, it combines custom finishes, modern conveniences and exceptional functionality.

The bright main floor begins with a front-facing office featuring oversized windows and an abundance of natural light. Extensive custom millwork adds warmth and architectural detail throughout, while the open-concept living and dining areas are anchored by a striking tiled gas fireplace surrounded by custom millwork. Built-in speakers complete the space.

At the heart of the home is the chef-inspired kitchen featuring custom cabinetry, a built-in refrigerator, Fisher & Paykel oven, generous counter space and a large island with integrated charging. Patio doors provide direct access to the spacious backyard for seamless indoor-outdoor living.

Upstairs, a spacious bonus room offers the perfect second living area. The impressive primary suite features a walk-in closet, built-in makeup vanity, spa-inspired ensuite with steam shower and smart toilet, plus a private balcony with views. Two additional bedrooms and a full bathroom complete the upper level. The second-floor laundry room includes a sink, with a dedicated linen closet conveniently located directly across the hall.

The fully developed basement is built for entertaining with a large recreation area and full wet bar, plus a fourth bedroom and full bathroom ideal for guests or extended family. A rough-in for in-floor heating provides the option for additional future comfort.

Additional features include central A/C, built-in speakers, a built-in vacuum system and premium appliances throughout. With Market Mall, Foothills Medical Centre, Alberta Children's Hospital, major roadways and downtown all within easy reach, this exceptional home delivers a rare combination of luxury, location and functionality. Contact us today to learn more!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348276
Bedrooms	4

Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,439 sq. ft.
Below Grade Finished Area:	714 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southwest
Unit Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	2610916
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Concrete, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Full
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Washer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Kitchen · 16'1" × 15'9" ·
Main Floor	Dining Room · 13'10" × 13'6" ·
Main Floor	Foyer · 8'3" × 7'8" ·
Main Floor	Living Room · 21'7" × 19'1" ·
Main Floor	Office · 11'10" × 9'11" ·
2nd Floor	Bedroom · 11'6" × 10'10" ·
2nd Floor	Bedroom · 10'11" × 9'11" ·
2nd Floor	Laundry · 8'8" × 6'1" ·
2nd Floor	Bonus Room · 16'1" × 12'4" ·
2nd Floor	Bedroom - Primary · 18' × 12' ·
2nd Floor	Walk-In Closet · 10'7" × 7'7" ·
Basement	Bedroom · 13'8" × 9'3" ·
Basement	Game Room · 24'9" × 19'1" ·
Basement	Furnace/Utility Room · 8'3" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, City Lot, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4614-22-avenue-nw-calgary-a2348276/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.