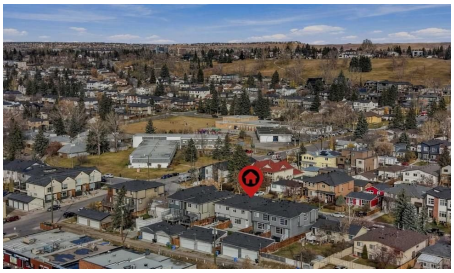
# 4625 19 Avenue NW

Calgary | Active | MLS® A2357343

**$870,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2021** | **1,894.91 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Discover refined inner-city living in this beautifully crafted, two-storey infill by Synergy Custom Homes, ideally situated on a quiet, family-friendly street in sought-after Montgomery. Offering over 2,700 sq. ft. of developed living space, this exceptional residence blends timeless architecture, contemporary finishes and thoughtful functionality.
A striking Hardie Board exterior introduces a home designed with lasting appeal. Inside, wide-plank white oak hardwood flooring, designer lighting, elegant tilework and custom built-ins create a sophisticated yet welcoming atmosphere. The open-concept main floor is designed for effortless everyday living and entertaining. At its heart, a chef-inspired kitchen features crisp white shaker cabinetry, quartz countertops, upgraded stainless steel appliances and an expansive island with seating for five. The adjoining dining and living spaces flow beautifully together, anchored by a sleek linear gas fireplace that adds warmth and character.
Upstairs, retreat to a serene primary suite complete with a spacious walk-in closet and spa-inspired ensuite featuring a soaker tub and luxurious rain shower. Two additional bedrooms, a beautifully appointed full bathroom and a convenient upper-floor laundry room offer comfort and practicality for busy households.
The fully finished basement extends the living space with impressive 9-foot ceilings and a generous recreation and media area, offering endless possibilities for movie nights, family gatherings or a stylish entertainment retreat. A fourth bedroom and four-piece bathroom provide flexibility for overnight guests, extended family or a private workspace.
Outside, the southwest-facing backyard offers an inviting setting for sunny afternoons, summer barbecues and relaxed evenings. Fully fenced and landscaped, the yard is complemented by a double detached garage. Additional features include installed central air conditioning for year-round comfort and a rough-in for a built-in vacuum system.
Enjoy the best of Montgomery living, with the Bow River and scenic pathway network, neighbourhood schools, Market Mall and public transportation nearby. Convenient access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and major routes makes this location as practical as it is desirable.
A rare opportunity to own a beautifully finished new home where elevated design meets the ease of everyday living.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357343 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2021 |
| **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:** | 1,894.91 sq. ft. |
| **Main Level Finished Area:** | 907.25 sq. ft. |
| **Upper Level Finished Area:** | 987.66 sq. ft. |
| **Below Grade Finished Area:** | 907.25 sq. ft. |
| **Lot Area:** | 3,013 sq. ft. |
| **Lot Frontage:** | 25'1" |
| **Front Exposure:** | Northeast |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2021 (Age: 5) |
| **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:** | 2211910 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |

| | |
|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Cement Fiber Board, Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Mantle, Stone |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Montgomery |
| **Appliances:** | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | None |
| **Restrictions:** | Restrictive Covenant |
| **Main Floor** | Living Room · 14'4" × 13'7" · |
| **Main Floor** | Kitchen · 14'8" × 13'6" · |
| **Main Floor** | Dining Room · 13'1" × 12'11" · |
| **Main Floor** | Foyer · 7' × 5' · |
| **Main Floor** | Mud Room · 6'10" × 4'8" · |

| | |
|---|---|
| **Upper Level** | Bedroom - Primary · 13'7" × 13'1" · |
| **Upper Level** | Walk-In Closet · 9'4" × 4'11" · |
| **Upper Level** | Bedroom · 12'7" × 9'9" · |
| **Upper Level** | Bedroom · 11'2" × 10' · |
| **Upper Level** | Laundry · 9'4" × 5'11" · |
| **Basement** | Family Room · 19'1" × 14'2" · |
| **Basement** | Flex Space · 7'1" × 6'11" · |
| **Basement** | Bedroom · 12'11" × 12'9" · |
| **Basement** | Furnace/Utility Room · 9'8" × 8' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s) |
| **Interior Features:** | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-CG |
| **Listed Date:** | Nov 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4625-19-avenue-nw-calgary-a2357343/

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

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