



## 4538 Montgomery Avenue Calgary Alberta

\$1,298,000

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 Shoudice 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:6769)

Other 7.08 Ft x 7.17 Ft

Recreational, Games room 22.33 Ft x 16.92 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Furnace 9.25 Ft x 17.00 Ft

Bedroom 16.08 Ft x 10.58 Ft

Bedroom 12.92 Ft x 10.83 Ft

Dining room 15.00 Ft x 11.42 Ft

Living room 15.83 Ft x 12.50 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft

Pantry 5.83 Ft x 4.67 Ft

Kitchen 12.83 Ft x 8.75 Ft

Breakfast 11.08 Ft x 8.83 Ft

Family room 19.00 Ft x 15.08 Ft

Primary Bedroom 14.17 Ft x 16.08 Ft

Bedroom 14.25 Ft x 13.58 Ft

Bedroom 14.42 Ft x 14.17 Ft

Laundry room 13.00 Ft x 9.33 Ft

4pc Bathroom 5.50 Ft x 9.75 Ft

5pc Bathroom 14.92 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
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