



## 4840 22 Avenue Calgary Alberta

\$1,965,000

Perched high above the river valley in MONTGOMERY, this newly built estate home by NX HOMES blends bold architectural design with sweeping west-facing views and refined, contemporary comfort. Every detail has been thoughtfully curated—from the striking arched windows that flood the interior with natural light to the custom oak staircase and the cohesive balance of texture, tone, and proportion that defines each space. This is a home that feels both commanding and serene—a perfect match for its hillside setting just minutes from Market Mall, the University of Calgary, and the city's vibrant northwest core. Inside, soaring 10-foot ceilings and a gallery-style foyer set the tone for what's to come. The main level is anchored by a CHEF'S KITCHEN designed for gathering and performance, featuring waterfall-edge stone counters, high-end stainless steel appliances, and a large central island with seating for casual conversation. The BUTLER'S PANTRY offers extended prep and storage space, while the open-concept layout connects seamlessly to the dining area and a sunlit great room warmed by a modern gas fireplace. Oversized west windows frame mountain views, and double doors extend the living space outdoors to a generous upper deck—perfect for summer evenings and golden-hour sunsets. A front office, stylish powder room, and discreet storage complete this level with purpose and grace. Upstairs, three BEDROOMS WITH IN-FLOOR HEATED ENSUITES create private retreats for family and guests alike. The PRIMARY SUITE captures the west horizon with expansive windows and vaulted ceilings, a custom walk-in closet with built-ins, and a SPA-INSPIRED ENSUITE featuring a freestanding soaker tub, dual vanities, and an oversized glass-enclosed shower. A front-facing BONUS ROOM provides additional flexibility for a reading nook or play space, while the full-size LAUNDRY ROOM with sink keeps ...

Bedroom 12.50 Ft x 11.58 Ft

Recreational, Games room 19.50 Ft x 12.33 Ft

Recreational, Games room 13.67 Ft x 8.17 Ft

Den 12.08 Ft x 10.33 Ft

Other 12.08 Ft x 8.83 Ft

3pc Bathroom 8.33 Ft x 4.83 Ft

Living room 17.92 Ft x 14.67 Ft

Kitchen 20.08 Ft x 14.33 Ft

Pantry 6.67 Ft x 5.25 Ft

Other 15.17 Ft x 12.92 Ft

Office 13.17 Ft x 10.50 Ft

2pc Bathroom 6.92 Ft x 6.00 Ft

Primary Bedroom 14.83 Ft x 14.58 Ft

Other 21.17 Ft x 11.75 Ft

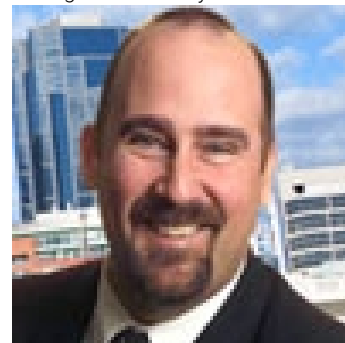
Bedroom 12.75 Ft x 11.00 Ft

Bedroom 12.17 Ft x 11.00 Ft

Bonus Room 14.50 Ft x 10.42 Ft

Laundry room 10.83 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

