5239 22 Avenue NW
Calgary, Alberta

MLS # A2286693

$995,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,816 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, See Remarks	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Gas stove, Fridge and Dishwasher in Bsaement

OPEN HOUSE this SUN, Feb 22th at 2-4PM Welcome to a stunning modern BRAND NEW half-duplex infill home in the prestigious community of Montgomery, offering 3 bedrooms, 2.5 baths, and over 1,815 sq. ft. of beautifully designed living space, plus a fully finished walkout basement with a 1-bedroom Legal Suite providing excellent rental income potential. Step inside and be greeted by elegant engineered hardwood flooring throughout and impressive 10 ft ceilings on the main level that create a bright, spacious atmosphere. Right off the entry, a good-sized Dining room with large windows welcomes you with natural light. The heart of the home is the modern gourmet Kitchen, complete with upgraded quartz countertop waterfall center island, stunning complete luxury white cabinetry with rose gold hardware with smart storage solutions, BRAND NEW stainless steel gas stove, built-in fridge, built-in microwave, and dishwasher. The open floorplan flows seamlessly into the spacious Living room, anchored by a gas fireplace with electric ignition and providing access to a full-width South-West facing Deck with gas hookup—perfect for barbecues and outdoor entertaining while enjoying beautiful views. A modern open riser staircase with glass panel railing leads to the upper level featuring 9 ft ceilings. The luxurious Primary bedroom offers a private balcony overlooking Bowmont Park and the Bow River—ideal for relaxing and enjoying spectacular views. The 5pc Ensuite is a true retreat with double vanity, quartz countertops, walk-in closet, free-standing soaker tub, and separate tiled standing shower. Two additional well-appointed Bedrooms complete this level, along with a full 4pc bathroom and a convenient Laundry room. The fully finished walkout basement features a 1-bedroom legal suite with separate side entry, offering excellent rental income potential.

The legal suite includes a bright Living room, full Kitchen, in-suite Laundry, and one well-sized Bedroom with walk-in closet—providing comfortable, private living space for tenants or extended family. The spacious Living room with large windows leads to a covered rear Patio with gas hookup, perfect for year-round enjoyment. A detached double garage with back lane access completes this exceptional property. Located in prestigious Montgomery, just steps to the Bow River pathways, Shouldice Park, and the Paddle Station for kayaking and rafting adventures. Minutes to Market Mall, University District shopping, University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital. Easy access to Trans-Canada Highway for quick commutes downtown, to the mountains, and beyond. Excellent schools nearby including Terrace Road Elementary and Foundations for the Future Charter School. This is a fantastic opportunity to own an exceptional Montgomery home with income potential in one of Calgary's most desirable inner-city communities!