

# \$699,900 - 4622 Monterey Avenue Nw, Calgary

MLS® #A2206608

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,275 sqft  
Residential on 0.09 Acres

Montgomery, Calgary, Alberta

Nestled in a quiet cul-de-sac, this stunning triangular property sits on a corner lot. With an upstairs unit and an illegal basement suite, this is the perfect investment opportunity.

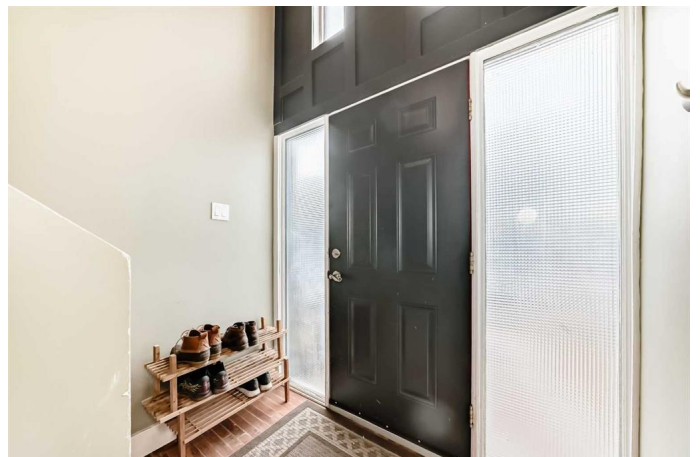
The main unit boasts a spacious living room with floor-to-ceiling windows, a charming wood-burning fireplace, and rich mahogany hardwood floors that add warmth and sophistication. The kitchen offers plenty of storage, generous counter space, and a convenient eat-up bar—perfect for casual dining or entertaining. Adjacent to the kitchen is a bright and roomy dining area with a cozy nook, opening onto a raised patio that overlooks the beautifully landscaped backyard. The large primary suite includes double closets and a private 2-piece ensuite. An ideal second bedroom and a full 4-piece bathroom complete the main level.

The illegal basement suite features a massive family room with a second gas fireplace, bright kitchen with ample storage, second and third bedroom with 4-piece bathroom, plus a bonus area with separate laundry.

The perfect blend of nature and city convenience—this unique investment property is ideally located near green spaces and just a short drive from downtown amenities. Book your showing today!

Built in 1980

## Essential Information



MLS® #	A2206608
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4622 Monterey Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B5G9

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, See Remarks, Triangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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