

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

MLS® #A2206608

\$699,900

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

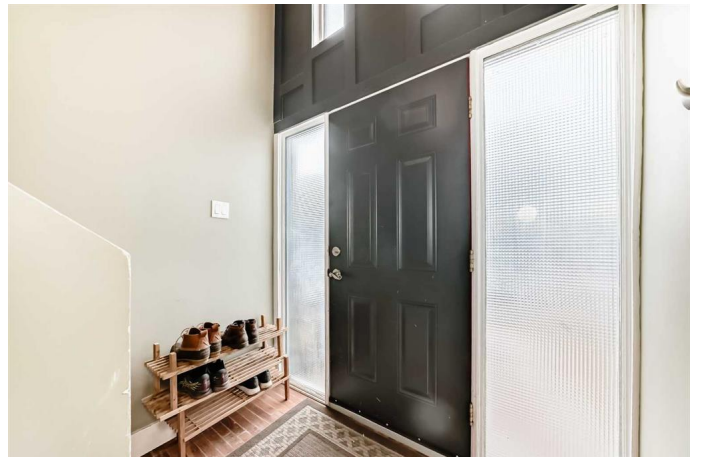
Montgomery, Calgary, Alberta

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 |
|---------|------------|

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, Wood Burning, Basement, Mantle, Stone |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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