

# \$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.

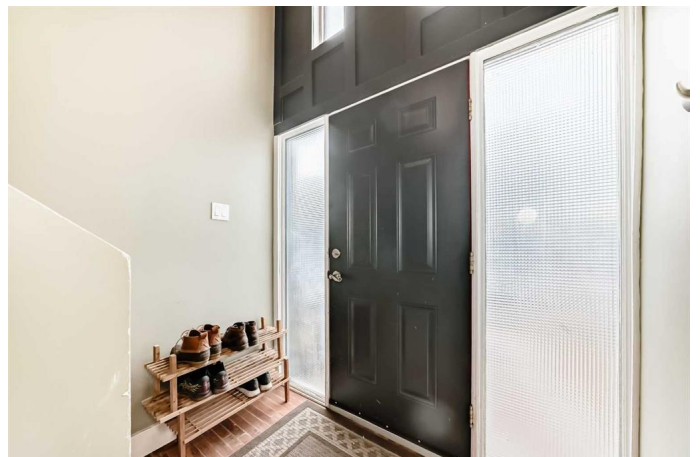
The main unit boasts a spacious living room with floor-to-ceiling windows, a charming wood-burning fireplace, and rich mahogany hardwood floors that add warmth and sophistication. The kitchen offers plenty of storage, generous counter space, and a convenient eat-up bar—perfect for casual dining or entertaining. 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, Mantle, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

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

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	4
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.