



\$ 799,900.00

## 4640 15 AVENUE NW CALGARY

<https://paulbrinton.com>

Welcome to the wonderful inner-city community of Montgomery where this GORGEOUS 3-storey contemporary semi-detached home is located. Just a few blocks away from the Bow River and nearby to Shouldice Park, this South and West facing, CORNER LOT and 3,200+ sq ft well-kept residence is filled with an abundance of...

- 4 beds
- 5 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey, Side by Side

**MLS ® #:** A1157428

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 18:36:13

**Bathrooms:** 5

**Bedrooms Above Grade:** 3

**Date added:** 10/27/21

**Two Piece Bath:** 1

**Lot size:** 3143 sq ft

**Year built:** 2013

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** None

**Total Parking:** 5

**Flooring:** Carpet, Hardwood, Tile

**Community Features:** Park, Schools  
Nearby, Playground, Tennis Court(s), Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Built-in Features, Double  
Vanity, High Ceilings, Kitchen Island, No  
Smoking Home, Open  
Floorplan, Pantry, Soaking Tub, Stone  
Counters, Storage, Vinyl Windows, Walk-In  
Closet(s), Wet Bar



**Lot Features:** Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Rectangular Lot,Views

**Roof Type:** Rolled/Hot Mop

**Heating Type:** In Floor,Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Three Or More

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 337.65

**Title Land:** Fee Simple

**Photo Count:** 50

**Rooms Above Grade:** 8

**Unit Exposure:** NW,S,SE,W

**Construction Materials:** Cedar,Composite Siding,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 39.63M 130`0"

**Appliances:** Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 2369.00

**Subdivision Name:** Montgomery

**Structure Type:** Duplex

**Lot Size Acres:** 0.07

**Restrictions:** None Known

