

# \$924,900 - 4628 15 Avenue Nw, Calgary

MLS® #A2265469

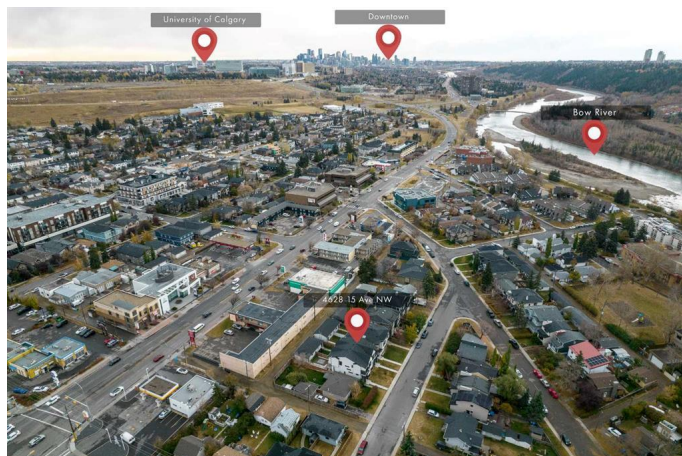
**\$924,900**

4 Bedroom, 4.00 Bathroom, 1,972 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to this gorgeous luxury built home in Montgomery's exclusive "Platinum Triangle"! Built by a small quality builder, the attention to details are evident throughout.

Step inside and you'll immediately appreciate the gorgeous vinyl plank flooring, OPEN FLOOR PLAN and large windows with a sunny south-west exposure - flooding the main level with natural light. The kitchen is a dream! It features quality built-in appliances as well as a gas cook top, plenty of stylish yet functional cabinets and a large central island. The SOARING 12 ft high, flat painted ceiling in the living room with a floor-to-ceiling fireplace feature wall and large windows is a beautiful space to host friends and family! Upstairs there are 3 generously sized bedrooms all with walk-in closets! The primary bedroom offers beautiful expansive views and has a spa-like 5-pc ensuite with dual sinks, a large walk-in shower and a free-standing tub all finished in a modern design with high quality materials. An additional 4-pc bathroom and an UPSTAIRS LAUNDRY ROOM with a sink complete this level. The FULLY FINISHED lower level has 9 ft ceilings, a wet bar and wine rack, a 4th bedroom, another 4-pc bathroom and a spacious recreation / family room. A SUMP PUMP has also been installed for additional peace of mind! The fully LANDSCAPED backyard features CONCRETE WALKWAYS and 6 tall Swedish columnar aspen trees and Japanese lilac trees that have been recently planted. A DOUBLE GARAGE ensures all your



parking needs are met! Situated on a quiet street, this home is just a few steps away from the Shouldice park with several athletic fields including a soccer dome, the off-leash dog park, half a block from the Bow river with a bike path system directly to downtown and the K-6 Terrace School. The University of Calgary, two hospitals including the Alberta Children's hospital, Market Mall and the Calgary Farmer's Market are just a short drive away. Downtown Calgary is only a 10-12 minute drive and this home has easy access west to the mountains. With over 2,700 sq ft of fully developed space, this home is ideal for families, young professionals and investors alike. Call to book your private showing today!

Built in 2023

### Essential Information

MLS® #	A2265469
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4628 15 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B0L7

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings  
Heating Forced Air  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Views  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed October 19th, 2025  
Days on Market 7  
Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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