587-899-3773
justin@realtyaces.ca

4625 19 Avenue NW
Calgary, Alberta

MLS # A2357343

$880,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,895 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Discover refined inner-city living in this beautifully crafted, two-storey infill by Synergy Custom Homes, ideally situated on a quiet, family-friendly street in sought-after Montgomery. Offering over 2,700 sq. ft. of developed living space, this exceptional residence blends timeless architecture, contemporary finishes and thoughtful functionality. A striking Hardie Board exterior introduces a home designed with lasting appeal. Inside, wide-plank white oak hardwood flooring, designer lighting, elegant tilework and custom built-ins create a sophisticated yet welcoming atmosphere. The open-concept main floor is designed for effortless everyday living and entertaining. At its heart, a chef-inspired kitchen features crisp white shaker cabinetry, quartz countertops, upgraded stainless steel appliances and an expansive island with seating for five. The adjoining dining and living spaces flow beautifully together, anchored by a sleek linear gas fireplace that adds warmth and character. Upstairs, retreat to a serene primary suite complete with a spacious walk-in closet and spa-inspired ensuite featuring a soaker tub and luxurious rain shower. Two additional bedrooms, a beautifully appointed full bathroom and a convenient upper-floor laundry room offer comfort and practicality for busy households. The fully finished basement extends the living space with impressive 9-foot ceilings and a generous recreation and media area, offering endless possibilities for movie nights, family gatherings or a stylish entertainment retreat. A fourth bedroom and four-piece bathroom provide flexibility for overnight guests, extended family or a private workspace. Outside, the southwest-facing backyard offers an inviting setting for sunny afternoons, summer barbecues and relaxed evenings. Fully fenced and landscaped, the yard is complemented by a double detached garage. Additional features include

installed central air conditioning for year-round comfort and a rough-in for a built-in vacuum system. Enjoy the best of Montgomery living, with the Bow River and scenic pathway network, neighbourhood schools, Market Mall and public transportation nearby. Convenient access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and major routes makes this location as practical as it is desirable. A rare opportunity to own a beautifully finished new home where elevated design meets the ease of everyday living.

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