

\$988,000 - 4640 15 Avenue Nw, Calgary

MLS® #A2267367

\$988,000

5 Bedroom, 5.00 Bathroom, 2,641 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Design. Location. Luxury. Set on a South/West-facing corner lot just a few blocks from the Bow River and Shouldice Park, this 3-storey contemporary semi-detached delivers refined inner-city living bathed in natural light from oversized windows on three sides. Main Floor 9-ft ceilings | seamless entertaining opens to a sun-splashed living room with custom drapes and a sleek gas fireplace framed in premium quartz. The dedicated office with custom built-ins is ideal for work or study. At the heart of the home, the chef's kitchen showcases stainless appliances, cabinetry, premium quartz counter tops, a dramatic waterfall island, and a full pantry—all flowing to the dining area with floor-to-ceiling windows and French doors to the rear deck for effortless indoor-outdoor hosting. A thoughtfully designed laundry room sits alongside two generous secondary bedrooms and a 4-pc bath. The primary retreat features a custom walk-in closet and an en-suite with double vanities, luxury steam shower, and modern tub. Step directly from the primary to a large composite balcony with glass railings—perfect for evening sunsets and river-bank views. Third-Floor Loft with bonus living + view deck, An expansive, light-filled loft with luxury vinyl plank flooring doubles as a work-from-home studio / lounge and includes a full bath with custom glass shower. Slide outside to the massive roof-deck with glass railings and upgraded composite decking + drainage—a spectacular spot to



take in the Bow River pathway corridor. Finished Basement could host game night or movie marathons in the family/media room with a stylish wet bar. A large 4th bedroom (huge walk-in closet) and a full bath create an ideal guest/teen suite. Year-round comfort comes from in-floor hydroponic heating; a water softener adds everyday convenience. Enjoy a fully fenced yard, glass-railed rear deck, and a detached double garage off the paved lane. Corner-lot placement provides excellent extra street parking for visitors. Live moments from river pathways, parks, and playgrounds, with quick access to Foothills & Alberta Children's Hospitals, U of C, Market Mall, local caf  s, and commuter routes to Downtown and the Rockies. This is the best of Montgomery's inner-city vitality with nature at your doorstep. This exquisite home checks every box"book your private showing today!!

Built in 2013

Essential Information

MLS�� #	A2267367
Price	\$988,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,641
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	4640 15 Avenue Nw
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Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0L7

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane
Roof	Rolled/Hot Mop
Construction	Cedar, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
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