

\$994,900 - 4626 20 Avenue Nw, Calgary

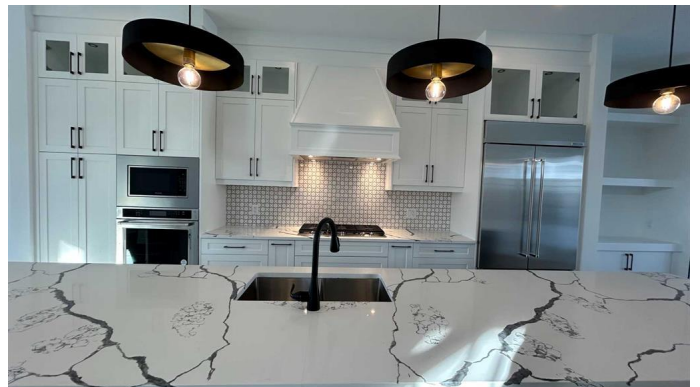
MLS® #A2181875

\$994,900

5 Bedroom, 4.00 Bathroom, 2,021 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This is your opportunity to own a brand-new, luxurious SEMI-DETACHED INFILL with 2-bedroom LEGAL BASEMENT SUITE in MONTGOMERY. The open concept layout of this 2-storey, modern home is perfect for growing families or those looking for a great revenue opportunity. In your search for the perfect inner-city home in Calgary, it's the perfect place to raise a family or enjoy a contemporary lifestyle. Then, when it's time for dinner, the family can spread out in the spacious kitchen/dining room area with a large island and glass doors leading you to the rear patio. Enjoy ceiling-height cabinets, quartz countertops, a built-in pantry provides ample storage space alongside the upper cabinets & lower drawers. The bright living room is a welcoming hub, with large, bright windows and the dining room. The rear mudroom features a bench & built-in closet, keeping everyone organized as they head in & out of the house. Upstairs, the primary suite enjoys with large walk-in closet with built-in shelving, while the ensuite features a door entrance, heated floors, a freestanding soaker tub, a fully tiled shower with bench, and quartz counters. The upper floor also includes two bedrooms with, a full laundry room with a sink. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BEDROOM LEGAL BASEMENT SUITE features a full kitchen with ceiling-height cabinets, a fridge, electric range, dishwasher. 4-pc modern bath, two good-sized bedrooms,



in-suite laundry Donâ€™t miss your chance to own new in this desirable inner city .

Built in 2024

Essential Information

MLS® #	A2181875
Price	\$994,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4626 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V1

Amenities

Parking Spaces	4
Parking	Garage Door Opener, Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Stove, Garage

	Control(s), Microwave, Refrigerator, Washer/Dryer, Gas Cooktop, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line, Playground, Outdoor Grill, Rain Gutters
Lot Description	Back Lane, Landscaped, Street Lighting, Rectangular Lot, City Lot, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	December 2nd, 2024
Days on Market	116
Zoning	RC2

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.