



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4808 19 Avenue NW  
Calgary, Alberta

MLS # A2252268



**\$469,800**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                                                    |               |                   |
| <b>Type:</b>     | Residential/Duplex                                            |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                               |               |                   |
| <b>Size:</b>     | 883 sq.ft.                                                    | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn                                    |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Storage               |                   |      |

**Inclusions:** n/a

Welcome to this charming, well-cared-for, south-facing duplex on a quiet street in the inner-city neighbourhood of Montgomery! With four spacious bedrooms, a single garage, and an extra parking pad, this home is a great fit for first-time buyers looking to build equity or investors seeking a strong rental property. Upstairs, you'll find a bright kitchen, two large bedrooms, a full bathroom, and a spacious living/dining area with lots of natural light. Patio doors lead out to a sunny balcony overlooking the landscaped front yard, perfect for summer BBQs. Downstairs offers two more good-sized bedrooms, a roomy family space, a laundry/utility area, and a two-piece bath ready for your finishing touches. The backyard is private, fully fenced, and includes raised garden beds. You will love the location—Take a few steps out your front door & explore parks, schools, river paths, boutique shops, and restaurants. Just 10 minutes to downtown. Affordable and well-kept, this duplex is a rare find. Book your showing today!