



GRASSROOTS
REALTY GROUP

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4327 20 Avenue NW
Calgary, Alberta

MLS # A2259344



\$499,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1950 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Wood Windows		

Inclusions: None

Located on a beautiful and quiet street in Montgomery, this property is perfect for investors, builders, and first time home buyers. The block has already seen significant redevelopment, adding to the area's growing appeal. Surrounded by parks and pathways, it offers a serene setting while being minutes from the University of Calgary, Foothills & Children's Hospitals, top schools, Market Mall, and downtown. The location provides easy access for weekend getaways to the mountains and to major roadways like the Trans-Canada Highway and Stoney Trail. With Montgomery's ongoing redevelopment, this level and rectangular, 34ft by 120ft lot presents huge potential for a custom home, carriage house, or investment project.