



4936 20 Avenue NW
Calgary, Alberta

MLS # A2292588



\$850,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,953 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: Fire bowl in the back yard, New ring doorbell, audio switch and power source for speakers, TV mounting brackets

****Open house Saturday March 28 from 12 to 2 pm.** Updated half duplex in Montgomery with a bright, open main floor, 9 foot ceilings, and large windows bringing in plenty of natural light. The main level features new luxury vinyl plank flooring, a refinished white kitchen with a huge island that fits 4 stools, quartz countertops, and newer stainless-steel appliances that include a gas stove. There is also a large dining area with custom built in cabinetry, countertop, and wine cooler, plus a comfortable living room centered around a stone-faced fireplace. Upstairs offers good functionality with skylights, a separate laundry room, custom closet organizers, and a spacious primary bedroom that has a 5 piece ensuite. The master bath features a double vanity, jetted tub, and separate tiled shower. The fully finished basement continues with 9-foot ceilings, and you’ll love the large media space with projector, fourth bedroom with a large walk-in closet, and a full bathroom. Outside, the private yard includes a composite deck, paver patio, gas firepit, and a double detached garage. Additional features include a water softener and a sound system throughout the home. Montgomery is a fantastic location with quick access to the river pathway system, schools, amenities, downtown, and the mountains.**