



**4530 Montgomery Avenue NW
Calgary, Alberta**

MLS # A2298140



\$599,900

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,144 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Corner shelf in kitchen

Incredible value in the HOT neighbourhood of Montgomery! Imagine living just ONE BLOCK away from the BOW RIVER AND PATHWAYS! Commute to work by bike and enjoy long evening strolls on the extensive pathway network. Edworthy, Shouldice & Bowmont Parks are all nearby, as well as schools right in the neighbourhoods and all of the shops & amenities of Montgomery, Bowness and the chic University District within a 5 minute drive. Commuting to downtown, U of C, Foothills and Children's Hospitals are all a breeze and you are in one of the most convenient locations for heading west to the Rocky Mountains. Own your own four walls in this detached 1980 two-storey home with 4 bedrooms and 1.5 baths. The back yard is fenced and ready for kids & pets to enjoy while there is plenty of room to add a large double garage. The main level of the home features a wood-burning fireplace in the sunny front living room, large eat-in kitchen with stainless steel appliances and under-cabinet lighting and convenient powder room. The upper level has three bedrooms, including the primary suite with an incredible south-facing balcony with peek-a-boo river views! The lower level is ready for your ideas with a bedroom already finished off and plenty of space to add another bathroom and more living space in the unfinished area. Fresh paint in all four bedrooms and living room. Other updates over the past five years include living room flooring, new washer/dryer, most fencing replaced, bathroom sinks & taps, front door & storm door and more. This home offers great future potential while being in clean, move-in ready condition today! Quick possession available. Some images are virtually staged.