



4636 20 Avenue NW
Calgary, Alberta

MLS # A2139604



\$710,000

Division:	Montgomery		
Type:	Residential/House		
Style:	4 Level Split		
Size:	524 sq.ft.	Age:	1952 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Additional 1 refrigerator and 1 stove

The property is perfect for investors or builders looking to get into one of Calgary's fastest-growing redevelopment communities – Montgomery. The desirable 50X120 ft lot with a front living area and back suite (illegal) is an incredible opportunity for an income property or future redevelopment. This charming and spacious 4-level split home has a total of 5 bedrooms and 2 baths (with the two living areas combined). The front living area (on the main level) features a bright and spacious living room, kitchen, 2 bright bedrooms, and a 3-piece bath. The back suite (illegal) has a separate side entrance and boasts over 1,000 sq.ft of developed living space, a huge kitchen, dining room and computer area with large windows and a sliding patio door leading to a balcony. It includes the lower level(3rd level), which has 2 more spacious bedrooms (non-egress windows) and a 4-piece bath, while the fully finished basement (4th level) offers the 5th bedroom (non-egress windows), a large recreation room, storage room and laundry. An oversized detached double garage at the back. Tons of extra parking from the front and rear driveways. With 2 self-contained suites (illegal) front and back, it's perfect for guests, family, rentals, or Airbnb for additional income. This location boasts convenience and potential! Whether you're looking to build a custom home or explore multi-unit possibilities, the lot provides the perfect foundation for your project. Take advantage of this chance to invest in one of Calgary's most vibrant neighbourhoods. The property is also ideal for investors who may be waiting to build, since the home is livable. Montgomery is filled with amenities in every direction: Market Mall, University District, WinSport, Shouldice Park, McMahon Stadium, Foothills Medical Campus and Children's Hospital are all less than 10 minutes away. Mins from Edworthy Park and the

Bow River pathways. Ride your bike downtown in 20 minutes. Newer furnace (2019) and water tank (2019). Don't miss this opportunity to own a full 50' X 120' lot in desirable Montgomery. Call to book your private viewing today!