



**GRASSROOTS**  
REALTY GROUP

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**4327 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2190162**



**\$525,000**

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

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

**Inclusions:** N/A

Located on a beautiful and quiet street in Montgomery, this property is perfect for investors, builders, and dream 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.