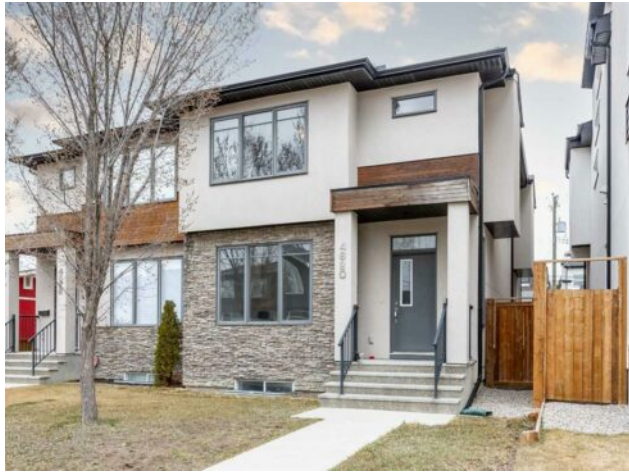




4620 19 Avenue NW
Calgary, Alberta

MLS # A2201323



\$850,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,903 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: garage door opener (1)

This well-kept home is located in the popular community of Montgomery and has just been fully painted, with brand-new carpet installed upstairs and in the basement. It's clean, bright, and move-in ready. The main floor features hardwood throughout, a bright front office, and an open concept kitchen, dining, living area with a gas fireplace and beautiful built-ins. The kitchen has a large island with lots of counter space, and great natural light. Upstairs you will find 3 bedrooms, including a large primary bedroom with a 5 piece ensuite and walk in closet. An additional 4 piece bathroom and laundry room finish off this level. The basement is fully finished with high ceilings and big windows that keep it feeling open and bright. There is a wet bar, a 3 piece bathroom, and a huge 4th bedroom with a walk-in closet. Out back, you'll find a large patio, with gas BBQ hookups and a double detached garage. This is a solid, freshened up home in a great inner-city location close to parks, schools, and the river pathways.