



**GRASSROOTS**  
REALTY GROUP

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4626 20 Avenue NW  
Calgary, Alberta

MLS # A2211117



**\$994,900**

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,021 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting, Subdivided		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Discover modern luxury in this brand-new semi-detached infill with a 2-bedroom legal basement suite, located in the highly sought-after inner-city community of **Montgomery**. Perfect for families or investors, this stunning 2-storey home features an open-concept layout with a chef-inspired kitchen offering quartz countertops, ceiling-height cabinets, a large island, and a built-in pantry, seamlessly flowing into the bright living and dining areas. Glass patio doors lead to the backyard, while the rear mudroom keeps things organized with built-in storage. Upstairs, the elegant primary suite boasts a spacious walk-in closet and a spa-like ensuite with heated floors, a freestanding tub, tiled shower with bench, and quartz counters. Two additional bedrooms, a full laundry room with sink, and ample storage complete the upper floor. The **fully legal basement suite** with private side entrance includes two bedrooms, a modern kitchen, full bath, in-suite laundry, and an open living area—ideal for rental income or extended family. Enjoy upscale living just minutes from parks, Market Mall, Bow River pathways, and top Calgary amenities.