



THE A-TEAM

RE/MAX FIRST

4626 20 Avenue, Calgary T3B 0V1

MLS#: A2153301 Area: Montgomery Listing: 07/28/24 List Price: \$995,000
Status: Active County: Calgary Change: -\$20k, 20-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 3,000 sqft
Lot Shape:
Access:
Lot Feat: Rectangular Lot, Subdivided
Park Feat: Double Garage Detached

Finished Floor Area
Abv Sqft: 2,021
Low Sqft:
Ttl Sqft: 2,021

DOM

53
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line, Rain Gutters
Construction: Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete, Slab
Kitchen Appl: Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Mud Room, Bedroom, 5pc Ensuite bath, Laundry, Dining Room, 2pc Bathroom, Bedroom - Primary, Bedroom, 4pc Bathroom, Walk-In Closet.

Bedroom	Basement	12`0" x 9`6"	Bedroom	Basement	11`11" x 9`10"
Kitchen	Basement	15`8" x 17`9"	4pc Bathroom	Level 4	8`3" x 4`11"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **2410649**

Zoning: **RC2**

Remarks

Pub Rmks: **This is your opportunity to own a brand-new, luxurious SEMI-DETACHED INFILL with 2-bedroom LEGAL BASEMENT SUITE in MONTGOMERY The open concept layout of this 2-storey, modern home is perfect for growing families or those looking for a great revenue opportunity. In your search for the perfect inner-city home in Calgary, it's the perfect place to raise a family or enjoy a contemporary lifestyle. Then, when it's time for dinner, the family can spread out in the spacious kitchen/dining room area with a large island and glass doors leading you to the rear patio. Enjoy ceiling-height cabinets, quartz countertops,. A built-in pantry provides ample storage space alongside the upper cabinets & lower drawers. The bright living room is a welcoming hub, with large, bright windows and the dining room. The rear mudroom features a bench & built-in closet, keeping everyone organized as they head in & out of the house. Upstairs, the primary suite enjoys with large walk-in closet with built-in shelving, while the ensuite features a door entrance, heated floors, a freestanding soaker tub, a fully tiled shower with bench, and quartz counters. The upper floor also includes two bedrooms with , a full laundry room with a sink . Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BEDROOM LEGAL BASEMENT SUITE features a full kitchen with ceiling-height cabinets, a fridge, electric range, dishwasher . 4-pc modern bath, two good-sized bedrooms, in-suite laundry Don't miss your chance to own new in this desirable inner city . Both sides are available**

Inclusions: **NA**
 Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











