



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4930 20 Avenue, Calgary T3B0V5**

MLS®#: **A2163301**

Area: **Montgomery**

Listing Date: **09/12/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,845**

Year Built:

**2017**

Low Sqft:

Lot Information

Ttl Sqft:

**1,845**

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Rectangular Lot,Treed**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Composite Siding,Stone**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bar,Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>21`1" x 13`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 8`7"</b>
<b>Den</b>	<b>Main</b>	<b>9`7" x 9`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`9" x 3`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`4" x 12`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`4" x 5`5"</b>
<b>Family Room</b>	<b>Lower</b>	<b>22`4" x 13`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 9`3"</b>
<b>Storage</b>	<b>Lower</b>	<b>8`11" x 5`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`3" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Lower</b>	

4pc Bathroom

Upper

5pc Ensuite bath  
Legal/Tax/Financial

Upper

Title:  
**Fee Simple**  
Legal Desc:

1810998

Zoning:  
**R-C2**

Remarks

Pub Rmks:

Once you've entered this incredible house, you will know you are home. This 'Craftsman Built' home is located on a quiet residential street, in the heart of Montgomery. Upon entry, you will step into a large, welcoming foyer with an 11' ceiling. Just a few steps beyond you will see the separate main floor office space boasting a large window that allows plenty of daytime sunshine in, ideal for those who work from home. As you step further into the home, you will find the stunning, upgraded kitchen with white cabinets, large center island, quartz counter tops, stainless steel appliances, upgraded lighting and fixtures. The kitchen cabinets were custom designed by Denca Cabinets, and they come with a lifetime warranty. The large dining area is spacious enough to accommodate a large family on a day-to-day basis and is ideal should you also wish to host large gatherings in the home. The open living family room features a center gas fireplace, surrounded by custom built in cabinetry with shelving. A unique, full width, glass slider door on the back wall of the living room leads you to a private, fully landscaped and fenced back yard with a large and cozy deck. This outdoor living space is perfect for entertaining family and friends from spring to fall. Rounding out the rear yard is a large double, detached garage. The beautiful open staircase leading upstairs features an abundance of wrought iron railing with maple handrails. The wonderful owner's suite includes coffered 9' ceilings, a large walk-in closet and a luxurious 4-pce ensuite. Completing the upper living area are two more spacious bedrooms with coffered 9' foot ceilings, a 4-pce main bathroom, as well as a separate laundry room. The professionally finished lower level features a huge entertainment room, a fourth bedroom and a 3-pce bathroom with in-floor heating, ideal for the winter months. Other features include a large mudroom with seated bench, air conditioning, engineered oak hardwood throughout the main floor, tile flooring in all bathrooms and upgraded carpeting, lighting, and plumbing fixtures throughout. Community highlights include several city parks and two off leash parks nearby, as well as bike and walking paths alongside the river. Also nearby are schools, restaurants, shopping, city transit and access to major roadways which give quick access to downtown, as well as the mountains. This home has been loved by its current owners and the quality of construction is visible from the moment you step inside! Do not miss this rare opportunity!

Inclusions:  
Property Listed By:

None  
**RE/MAX Real Estate (Mountain View)**

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











