

4626 20 Avenue, Calgary T3B 0V1

MLS®#: **A2181875** Area: **Montgomery** Listing Date: **12/02/24** List Price: **\$994,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 27-Dec** 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:

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

DOM

51
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,City Lot,Landscaped,Street Lighting,Rectangular Lot,Subdivided**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **BBQ gas line,Outdoor Grill,Playground,Rain Gutters** Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|--------|----------------|-------------------|--------|----------------|
| Living Room | Main | 13`10" x 15`3" | Kitchen | Main | 15`11" x 17`2" |
| Dining Room | Main | 15`4" x 11`8" | Mud Room | Main | 5`11" x 11`6" |
| 2pc Bathroom | Main | 5`10" x 5`5" | Bedroom - Primary | Second | 13`4" x 13`10" |
| Bedroom | Second | 9`11" x 14`1" | Bedroom | Second | 9`11" x 14`0" |
| 4pc Bathroom | Second | 9`2" x 4`11" | 5pc Ensuite bath | Second | 8`4" x 17`5" |
| Laundry | Second | 5`8" x 7`6" | Walk-In Closet | Second | 9`4" x 7`2" |

**Kitchen
Bedroom**

**Suite
Suite**

**15`8" x 17`9"
11`11" x 9`10"**

**Bedroom
4pc Bathroom**
Legal/Tax/Financial

**Suite
Suite**

**12`0" x 9`6"
8`3" x 4`11"**

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 .

Inclusions:
Property Listed By:

**N/A
TREC The Real Estate Company**

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











