



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4432 20 Avenue, Calgary T3B 0T6**

MLS® #: **A2182496**

Area: **Montgomery**

Listing Date: **12/07/24**

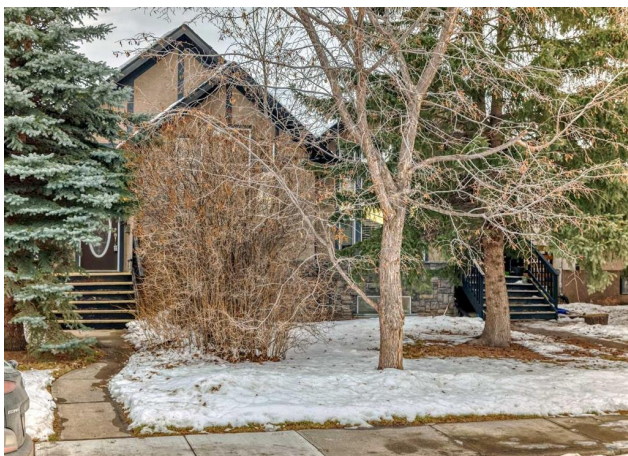
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,013 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**14**

Layout

Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`1" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 11`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 11`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`5" x 6`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 12`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`2" x 17`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 11`2"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>6`11" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

**4pc Bathroom**

**Basement**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**0612631**

Remarks

Pub Rmks:

**Discover an incredible opportunity to own a distinctive bungalow in the highly sought-after neighborhood of Montgomery. This charming residence boasts an impressive total of 1,734 square feet, featuring 4 spacious bedrooms and 3 full bathrooms, complemented by a double detached garage. As you step inside, you are greeted by the striking 14-foot vaulted ceilings in the south-facing living room, where expansive windows allow natural light to flood the space, creating a warm and inviting atmosphere. There is also a cozy gas fireplace for those cold winter days. The main level showcases gleaming hardwood floors throughout, enhancing the home's elegant appeal. The kitchen is equipped with custom-stained cabinets, beautiful granite countertops, a convenient breakfast bar, and stainless steel appliances. The master bedroom is a true retreat, offering a walkthrough closet and a 4-piece ensuite bathroom. The second bedroom also features vaulted ceilings, with an adjacent 4-piece bathroom, making it perfect for family and guests. The professionally developed basement adds even more value to this home, featuring a large family room, two well-sized bedrooms with ample natural light from large windows, and another stylish 4-piece bathroom. For added convenience, the laundry room includes a washing sink, making chores a breeze. A separate entrance leads you to the spacious backyard and the double garage, providing easy access and plenty of outdoor space for relaxation, entertaining, and gardening. Situated just minutes away from Market Mall shopping centers, the University of Calgary, Canada Olympic Park, and Alberta Children's Hospital, this location offers exceptional amenities. In addition you're a mere 12-minute drive to downtown Calgary, You can enjoy the best of both worlds: a serene residential environment and the vibrant city life. This unique bungalow with 14 feet vaulted ceiling is a must-see! .Don't miss your chance to make it your dream home in one of Calgary's prime areas.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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



