



THE
A-TEAM

**RE/MAX
FIRST**

4924 20 Avenue, Calgary T3B0V5

MLS®#: **A2188355**

Area: **Montgomery**

Listing Date: **01/18/25**

List Price: **\$989,900**

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:

1,976

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,976

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

4

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot,Views
Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Electric,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`1" x 9`2"
Living Room	Main	14`10" x 14`7"
Other	Basement	8`10" x 2`2"
Other	Basement	14`2" x 6`2"
Bedroom - Primary	Second	17`3" x 13`4"
Bedroom	Second	10`11" x 9`11"

Room	Level	Dimensions
Dining Room	Main	13`5" x 9`4"
Game Room	Basement	26`2" x 18`11"
Laundry	Second	8`6" x 5`10"
Other	Main	15`4" x 9`6"
Bedroom	Second	10`11" x 9`10"
Bedroom	Second	12`6" x 10`11"

2pc Bathroom
4pc Bathroom

Main
Second

5`6" x 4`11"
8`2" x 7`7"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Second

8`5" x 4`11"
14`8" x 8`2"

Title:
Fee Simple
Legal Desc:

2310174

Zoning:
R-CG

Remarks

Pub Rmks:

LUXURY DUPLEX in the walkable community of Montgomery, located on a quiet street & surrounded by new infill homes. Showcasing STUNNING VIEWS of Trinity Hills, Edworthy Park & the iconic COP ski jump towers, this 2-story home blends timeless elegance with modern sophistication. Step inside to soaring ceilings—10' on the main flr and 9' in the bsmt & upper levels—enhanced by grand 8 ft. doors that emanate a sense of spaciousness & refinement. The OPEN CONCEPT FLOOR PLAN features a dining area, kitchen & living room surrounded by LARGE WINDOWS for lots of natural light. The gourmet 2-tone kitchen is a chef's delight featuring shaker-style white cabinetry, a 14 ft. quartz island that includes additional cupboard space & ample cabinet space to accommodate all your kitchen requirements. The living room is great for entertaining. It includes a sleek linear gas fireplace with floor-to-ceiling tile surround and custom built-ins that add both charm and functionality. It extends to the backyard with a LARGE DECK, perfect for summertime bbq's. The UPPER LEVEL FEATURES 3 BEDROOMS. The primary bedroom is a private sanctuary offering BEAUTIFUL VIEWS, a generous walk-in closet & a spa-inspired ensuite, complete with heated floors, a luxurious tiled shower & a freestanding tub. This level is also equipped with a 4-piece bathroom & a functional laundry room including a sink. The FULLY FINISHED BASEMENT is a versatile retreat, perfect for relaxation or entertaining. It boasts a LARGE FAMILY ROOM with a custom tile-surround electric fireplace, custom built-ins & a wet-bar. There is also a large bedroom with a walk-in closet, a 4-piece bath & ample storage space. THE BACKYARD IS A TRANQUIL OASIS, enhanced by NEWLY PLANTED TREES that add shade and charm to the space. An expansive deck, complete with a gas line, is perfect for outdoor dining. The INSULATED & DRYWALLED DOUBLE-DETACHED GARAGE features an extra-tall 8' DOOR, ideal for accommodating raised vehicles. There is also the recent addition of EPOXY FLOORING in the garage. Many exceptional features of this home include hardwood flooring on the main level, LED lighting throughout, sleek screw-less wall plates, a remote controlled thermostat, new custom blinds & the recent addition of central air conditioning, ensuring year-round comfort. This property is perfectly located just a short walk from many amenities including grocery stores, shopping centers, pubs, cafes & restaurants. Outdoor enthusiasts will appreciate the proximity to Shouldice Sports field, a riverside off-leash dog park, tennis courts, the Bow River and an extensive network of bicycle and pedestrian pathways. A quick drive brings you to the University of Calgary, the Foothills & Children's Hospitals and Bowness Park. Experience unparalleled luxury & comfort in this sought after inner-city neighbourhood that combines convenience, natural beauty and contemporary living. Book your viewing appointment today!
Infrared Sauna in basement, spare bedroom furniture upper level.
Century 21 Bamber Realty LTD.

Inclusions:
Property Listed By:

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











