

4626 20 Avenue NW
Calgary, Alberta

MLS # A2181875



\$994,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,021 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Street Lighting, Rectangular Lot, Subdivided		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RC2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	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		
Inclusions:	N/A		

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 .