

\$939,900 - 4519 20 Avenue Nw, Calgary

MLS® #A2108658

\$939,900

4 Bedroom, 4.00 Bathroom, 1,994 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to your unparalleled luxury retreat in the highly sought-after community of Montgomery. This exquisite brand-new duplex spans an impressive 2,800 sq. ft. across three levels (The largest duplex currently for sale in Montgomery), boasting four bedrooms and 3.5 bathrooms, meticulously crafted to offer the epitome of opulence and comfort.

Nestled on a sun-soaked south-facing backyard lot, soak in the awe-inspiring views of the valley and mountains from your own private oasis, complemented by a fully FINISHED double detached garage.

Step inside to discover an inviting open-concept main floor, adorned with 10-foot ceilings and upgraded flat ceilings. The chef's kitchen is a work of art, featuring custom built-in cabinetry, a range, wall oven, and a show-stopping 12-foot waterfall island. Entertain with flair in the grand 12-foot ceiling great room, enhanced by a gas fireplace, custom built-in cabinetry, and marble polished tiles, seamlessly flowing onto the private backyard deck, ideal for gatherings or serene relaxation. Additionally, the main floor boasts a formal dining room and a separate mudroom for all your organizational needs.

Ascend to the upper level where the master retreat and two spacious bedrooms await, accompanied by a large common bathroom and a well-appointed laundry room with built-in



cabinetry and quartz countertops. The master bedroom is a sanctuary unto itself, featuring VAULTED ceilings in both the bedroom and ensuite, HIS AND HERS walk-in closets with custom built-ins, and a lavish ensuite with dual vanities, a custom black soaker tub, and a luxurious 6 FOOT floor-to-ceiling herringbone-tiled shower.

The lower level provides even more space to unwind, showcasing a generous recreational room with a wet bar, custom wine display, an additional bedroom with a walk-in closet, and a full bathroom.

Outside, the property exudes elegance with its beautiful hardy board front exterior, stucco finishing, custom presidential finished front porch and steps, and a fully landscaped backyard complete with a deck and concrete patio (landscaping to be completed in the Spring).

Luxurious touches abound within, including hardwood flooring, real maple railings with custom horizontal spindles, elegant light fixtures, LED potlights, upgraded black plumbing fixtures, and brand-new stainless-steel appliances.

Conveniently situated just 10 minutes from downtown and less than 5 minutes from Market Mall, the University of Calgary, and several hospitals, this home offers the perfect blend of luxury and accessibility. With easy access to major arteries and the Bowmont River paths, adventure awaits just moments away.

Do not miss the opportunity to own this exceptional home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and immerse yourself in the pinnacle of luxury living in Montgomery.

Built in 2024

Essential Information

MLS® #	A2108658
Price	\$939,900
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,994
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4519 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0T7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 23rd, 2024
Days on Market	22
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Premiere Realty Direct
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