

\$710,000 - 4636 20 Avenue Nw, Calgary

MLS® #A2139604

\$710,000

5 Bedroom, 2.00 Bathroom, 524 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING

The property is perfect for investors or builders looking to get into one of Calgary's fastest-growing redevelopment communities – Montgomery. The desirable 50X120 ft lot with a front living area and back suite (illegal) is an incredible opportunity for an income property or future redevelopment. This charming and spacious 4-level split home has a total of 5 bedrooms and 2 baths (with the two living areas combined). The front living area (on the main level) features a bright and spacious living room, kitchen, 2 bright bedrooms, and a 3-piece bath. The back suite (illegal) has a separate side entrance and boasts over 1,000 sq.ft of developed living space, a huge kitchen, dining room and computer area with large windows and a sliding patio door leading to a balcony. It includes the lower level (3rd level), which has 2 more spacious bedrooms (non-egress windows) and a 4-piece bath, while the fully finished basement (4th level) offers the 5th bedroom (non-egress windows), a large recreation room, storage room and laundry. An oversized detached double garage at the back. Tons of extra parking from the front and rear driveways. With 2 self-contained suites (illegal) front and back, it's perfect for guests, family, rentals, or Airbnb for additional income. This location boasts convenience and potential! Whether you're looking to build a custom home or explore multi-unit possibilities, the lot provides the perfect foundation for your



project. Take advantage of this chance to invest in one of Calgary's most vibrant neighbourhoods. The property is also ideal for investors who may be waiting to build, since the home is livable. Montgomery is filled with amenities in every direction: Market Mall, University District, WinSport, Shouldice Park, McMahon Stadium, Foothills Medical Campus and Children's Hospital are all less than 10 minutes away. Mins from Edworthy Park and the Bow River pathways. Ride your bike downtown in 20 minutes. Newer furnace (2019) and water tank (2019). Don't miss this opportunity to own a full 50' X 120' lot in desirable Montgomery. Call to book your private viewing today!

Built in 1952

Essential Information

MLS® #	A2139604
Price	\$710,000
Sold Price	\$698,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	524
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4636 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3B 0V1
-------------	---------

Amenities

Parking Spaces	7
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 17th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.