

\$3,200,000 - 4903 20 Avenue Nw, Calgary

MLS® #A2165703

\$3,200,000

0 Bedroom, 0.00 Bathroom, 5,269 sqft

Multi-Family on 0.00 Acres

Montgomery, Calgary, Alberta

Introducing a Brand New 4plex in the vibrant neighbourhood of Montgomery, featuring Legal Suites. Each unit showcases an open concept design that seamlessly integrates the living room, dining area, and kitchen on the main floor, creating a spacious and inviting atmosphere. The upper level is thoughtfully arranged with three bedrooms, including a luxurious master suite, 2.5 bathrooms, and a convenient laundry area. The fully finished basement in each unit includes a legal suite with a private bedroom, bathroom, separate laundry, and furnace, ensuring optimal privacy and comfort for tenants. This exceptional property is just minutes from the serene Bowness Park, Market Mall, the University of Calgary, Ambrose University, SAIT, the Children's Hospital, and the Foothills Hospital. Its strategic location underscores the unparalleled appeal of this investment. This turnkey property is a rare find, presenting a unique opportunity to invest in brand-new construction designed to attract premium rental returns. Moreover, the potential to leverage the CMHC Select Financing program offers an enticing avenue to finance your investment under highly favourable terms, significantly enhancing the financial viability of this venture.



Built in 2024

Essential Information

MLS® #	A2165703
Price	\$3,200,000
Sold Price	\$3,050,000
Bathrooms	0.00
Square Footage	5,269
Acres	0.00
Year Built	2024
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	4903 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V4

Amenities

Parking Spaces	4
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Interior

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
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Additional Information

Date Listed	September 13th, 2024
Date Sold	September 28th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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