

# \$994,900 - 4626 20 Avenue Nw, Calgary

MLS® #A2211117

**\$994,900**

5 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Back in the Market due to Buyers not Securing Financing.

Discover modern luxury in this brand-new semi-detached infill with a 2-bedroom legal basement suite, located in the highly sought-after inner-city community of **\*\*Montgomery\*\***. Perfect for families or investors, this stunning 2-storey home features an open-concept layout with a chef-inspired kitchen offering quartz countertops, ceiling-height cabinets, a large island, and a built-in pantry, seamlessly flowing into the bright living and dining areas. Glass patio doors lead to the backyard, while the rear mudroom keeps things organized with built-in storage. Upstairs, the elegant primary suite boasts a spacious walk-in closet and a spa-like ensuite with heated floors, a freestanding tub, tiled shower with bench, and quartz counters. Two additional bedrooms, a full laundry room with sink, and ample storage complete the upper floor. The **\*\*fully legal basement suite\*\*** with private side entrance includes two bedrooms, a modern kitchen, full bath, in-suite laundry, and an open living area—ideal for rental income or extended family. Enjoy upscale living just minutes from parks, Market Mall, Bow River pathways, and top Calgary amenities.

Built in 2024

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2211117               |
| Price          | \$994,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,021                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4626 20 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0V1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Wired for Data, Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Built-In Refrigerator, Gas Cooktop                   |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                            |
| Cooling           | Full                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Family Room, Gas                                                                                                                                                 |

|              |                             |
|--------------|-----------------------------|
| Has Basement | Yes                         |
| Basement     | Exterior Entry, Full, Suite |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                          |
| Lot Description   | Back Lane, Rectangular Lot, Street Lighting, Subdivided |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 67               |
| Zoning         | RCG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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