

# \$859,900 - 4530 20 Avenue Nw, Calgary

MLS® #A2264835

**\$859,900**

4 Bedroom, 4.00 Bathroom, 1,966 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Located on a quiet street in the revitalizing community of Montgomery, this 2600+ sqft home offers four bedrooms, four baths, and a backyard sauna. Don't miss the oversized 2 car garage - upgrades include a gas heater, custom track lighting and in ceiling speakers. This home's prime location provides easy access to commutes, retail services, and is within walking distance of the Bow River pathways. The bright, open-concept main floor features distinctive architectural details, 9-foot ceilings, oversized windows, and plenty of natural light. The chef's kitchen boasts high end finishes including a gas stove, granite countertops, a huge walk-in pantry, and a large island perfect for entertaining. The living room features a gas fireplace and opens to a low maintenance backyard with a raised BBQ deck, lower stone patio, manicured lawn, and six-person cedar sauna. Upstairs, the master suite includes a large walk-in closet, a spa-inspired ensuite with a 2 person jetted tub, large glass tiled shower and dual sinks. Down the hall you'll find 2 generous bedrooms, a full bath and a laundry room with built in cabinets. The fully developed basement is full of possibilities and adds a bright rec room, 4th bedroom, full bath, and plenty of storage. Located in highly sought-after Montgomery - steps from the Bow River and the perfect launch pad for mountain adventures.

Built in 2013



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264835               |
| Price          | \$859,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,966                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4530 20 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B0T8            |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, ENERGY STAR Qualified Washer                                     |
| Heating           | Central, Natural Gas                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stone, Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-C2               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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