

4527A 19 Avenue NW
Calgary, Alberta

MLS # A2230063



\$519,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,017 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: na

OPEN HOUSE CANCELLED. Ideal 2-storey half-duplex family home with recent improvements in the vibrant community of Montgomery close to schools, parks and shopping. The main level features a spacious, oversized living room and a refreshed kitchen complete with updated cabinets (2025), Caesarstone quartz counters (2025), appliances (2022) along with a pantry and a cozy dining area that opens onto a large wood deck and patio—perfect for entertaining. A convenient powder room (2024) and stylish new LVP flooring complete the level. The upper level features two generous bedrooms and an updated four-piece bathroom (2022). The fully finished lower level offers a versatile family/games room, plus a massive laundry and storage area. Outdoors, enjoy a fully fenced, landscaped yard, expansive deck, and an insulated double-detached garage. Other improvements include: vinyl windows (2015), roof (2009), high-efficiency furnace (2015). This home spans three finished levels, offering a flexible layout for families, home offices, or recreation. Nestled in a mature, walkable neighbourhood close to transit, parks, schools, and shops, this Montgomery gem delivers comfort, style, and convenience—don't miss your chance to call it yours!