

**4509 19 Avenue NW**  
**Calgary, Alberta**

**MLS # A2269655**



**\$799,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Gazebo, Landscaped		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-24-2-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity		

**Inclusions:** window coverings, garage door opener

**PRICE REDUCED.... WELCOME!** To this Bright, well maintained home tucked away in the quiet inner city neighbourhood of Montgomery. This warm, inviting home boast almost 2600sqft of living space. The main floor has hardwood floors through out, there is a quiet office with book shelves included with large windows that provide lots of natural light. The kitchen is showcased by a large granite island with seating for 4. There is a good sized pantry, ample cupboards and room for a dining table. The decorative gas fireplace in the great room and numerous large windows flood this space with warmth and light. The upper level has 3 generous bedrooms, 2 full bathrooms and laundry closet. The lower level has another good sized bedroom, a full bathroom, wet bar, a fun family room/play area, and extra storage. Furnace new (April 2024) with a smart thermostat (google nest Oct 2025). The south facing, private, recently landscaped backyard (summer 2024) has a pretty pergola which provides extra shade and evening lighting. The double garage has a new garage door(2024) with smart control. Montgomery has many charming amenities and provides easy access to downtown and the mountains. This community is just minutes from University District, Foothills Hospital, Children's Hospital and University of Calgary campuses. There are many good restaurants, coffee shops and shopping nearby. Calgary's extensive multi-use pathway system, parks and recreation areas are also easily accessed. This lovely Semi Detached home is a must to see! Be sure to book your showing today!