

**4405 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2314255**



**\$929,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,978 sq.ft.	<b>Age:</b>	2016 (10 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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows, Wet Bar		

**Inclusions:** n/a

A well-laid-out Montgomery infill with over 1,900 sq. ft. above grade, a fully finished basement, and a double detached garage. This 2016 semi-detached home offers a practical floor plan with 3 bedrooms up, upper laundry, and a finished lower level with a fourth bedroom, full bathroom, rec area, storage, and bar space. The main floor has an open kitchen, dining, and living area with large windows, hard-surface flooring, granite counters, two-toned cabinetry, an oversized island, gas cooktop, built-in oven, and a functional rear mudroom. Upstairs, the primary bedroom includes a walk-in closet with built-ins and a 5-piece ensuite with heated floors and a jetted tub. Two additional bedrooms and a full bathroom complete the upper level. Additional features include central air conditioning, in-floor/forced air heat, a gas fireplace, fenced private yard, rear deck, low-maintenance landscaping, and double detached garage. Located in Montgomery, close to the Bow River, Bowness Park, Shouldice Park, Edworthy Park, schools, playgrounds, shopping, and everyday amenities. A strong fit for buyers looking for inner-city convenience with more space than a typical starter home or townhouse.