

# \$525,000 - 4327 20 Avenue Nw, Calgary

MLS® #A2190162

## \$525,000

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.09 Acres

Montgomery, Calgary, Alberta

Located on a beautiful and quiet street in Montgomery, this property is perfect for investors, builders, and dream home buyers. The block has already seen significant redevelopment, adding to the area's growing appeal. Surrounded by parks and pathways, it offers a serene setting while being minutes from the University of Calgary, Foothills & Children's Hospitals, top schools, Market Mall, and downtown. The location provides easy access for weekend getaways to the mountains and to major roadways like the Trans-Canada Highway and Stoney Trail. With Montgomery's ongoing redevelopment, this level and rectangular, 34ft by 120ft lot presents huge potential for a custom home, carriage house, or investment project.

Built in 1950

### Essential Information

MLS® #	A2190162
Price	\$525,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.09
Year Built	1950
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4327 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0T4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Wood Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	155
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.