

# \$994,900 - 4626 20 Avenue Nw, Calgary

MLS® #A2211117

**\$994,900**

5 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Back in the Market due to Buyers not Securing Financing.

Discover modern luxury in this brand-new semi-detached infill with a 2-bedroom legal basement suite, located in the highly sought-after inner-city community of **\*\*Montgomery\*\***. Perfect for families or investors, this stunning 2-storey home features an open-concept layout with a chef-inspired kitchen offering quartz countertops, ceiling-height cabinets, a large island, and a built-in pantry, seamlessly flowing into the bright living and dining areas. Glass patio doors lead to the backyard, while the rear mudroom keeps things organized with built-in storage. Upstairs, the elegant primary suite boasts a spacious walk-in closet and a spa-like ensuite with heated floors, a freestanding tub, tiled shower with bench, and quartz counters. Two additional bedrooms, a full laundry room with sink, and ample storage complete the upper floor. The **\*\*fully legal basement suite\*\*** with private side entrance includes two bedrooms, a modern kitchen, full bath, in-suite laundry, and an open living area—ideal for rental income or extended family. Enjoy upscale living just minutes from parks, Market Mall, Bow River pathways, and top Calgary amenities.

Built in 2024

## Essential Information



MLS® #	A2211117
Price	\$994,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4626 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Rectangular Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	71
Zoning	RCG

### Listing Details

Listing Office	TREC The Real Estate Company
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