



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4817 20 Avenue NW
Calgary, Alberta

MLS # A2344409



\$865,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,907 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Dresser(s) in the primary walk in suite, TV wall mounts (x3), Curtains

5 BEDROOMS | OPEN LAYOUT | TALL CEILINGS | PRIVATE BACKYARD | DOUBLE DETACHED GARAGE | TWO GAS FIREPLACES | IN-FLOOR HEATING IN ENSUITE | A/C | BASEMENT BAR | IN-CEILING SPEAKERS | CENTRAL LOCATION This is your opportunity to own an upscale, modern home in the mature and centrally located community of Montgomery. Beautifully maintained and thoughtfully designed, this 5-bedroom duplex offers a spacious layout, quality finishes, and plenty of room for the whole family. The main floor is bright and inviting, with natural sunlight flowing through large windows. The open-concept layout with tall ceilings features a versatile front room that can be used as a dining room or flex room, a well-appointed kitchen with a large island and coffee bar, spacious pantry, living room with a gas fireplace, mudroom, and a 2-piece powder room. Upstairs, you'll find three bedrooms, a 4-piece bathroom, a wide hallway, and a convenient laundry room. The spacious primary bedroom features a large walk-in closet and a 5-piece ensuite with heated floors, creating a comfortable retreat at the end of the day. The fully finished basement is ideal for entertaining, featuring a large family room with a second gas fireplace, plush carpeting, two additional bedrooms, one with a walk-in closet, a 4-piece bathroom, extra storage, and a wet bar. Outside, enjoy the privacy of your upper deck overlooking the low-maintenance backyard, along with a double detached garage. Located in the heart of Montgomery, this home is close to hospitals, the University of Calgary, schools, parks and playgrounds, green spaces, shopping, and numerous amenities. A modern, well-built home in an established community with an exceptional central location.

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