

# \$850,000 - 4620 19 Avenue Nw, Calgary

MLS® #A2201323

**\$850,000**

4 Bedroom, 4.00 Bathroom, 1,903 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

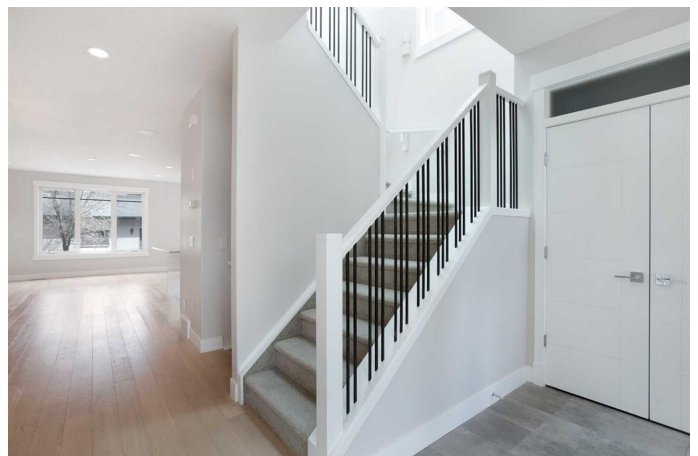
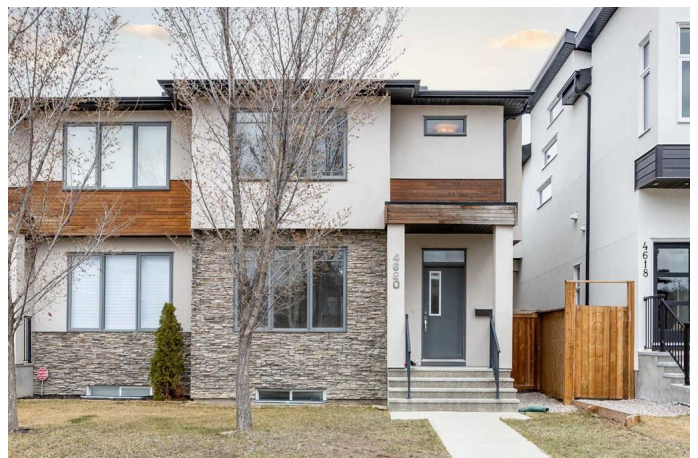
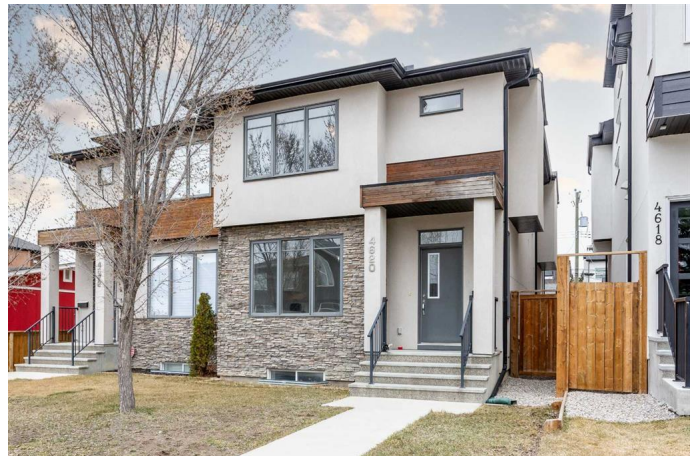
This well-kept home is located in the popular community of Montgomery and has just been fully painted, with brand-new carpet installed upstairs and in the basement. It's clean, bright, and move-in ready. The main floor features hardwood throughout, a bright front office, and an open concept kitchen, dining, living area with a gas fireplace and beautiful built-ins. The kitchen has a large island with lots of counter space, and great natural light. Upstairs you will find 3 bedrooms, including a large primary bedroom with a 5 piece ensuite and walk in closet. An additional 4 piece bathroom and laundry room finish off this level.

The basement is fully finished with high ceilings and big windows that keep it feeling open and bright. There is a wet bar, a 3 piece bathroom, and a huge 4th bedroom with a walk-in closet. Out back, you'll find a large patio, with gas BBQ hookups and a double detached garage. This is a solid, freshened up home in a great inner-city location close to parks, schools, and the river pathways.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2201323  |
| Price      | \$850,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,903                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4620 19 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T6L2S8            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas, Living Room                                                                |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Lane, Back Yard      |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 17th, 2025  
Days on Market        13  
Zoning                      R-CG

**Listing Details**

Listing Office            MaxWell Canyon Creek

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