

4327 20 Avenue NW
Calgary, Alberta

MLS # A2190162



\$525,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1950 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Partial, Partially Finished		
Exterior:	Stucco, Wood Frame		
Foundation:	Block		
Features:	Ceiling Fan(s), Wood Windows		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions: N/A

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 lot presents huge potential for a custom home or investment project.