

# \$499,000 - 4327 20 Avenue Nw, Calgary

MLS® #A2259344

**\$499,000**

1 Bedroom, 1.00 Bathroom, 778 sqft  
Single Family on 0.09 Acres

Montgomery, Calgary, Alberta

Located on a beautiful and quiet street in Montgomery, this property is perfect for investors, builders, and first time 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. (id:6289)

Built in 1950

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2259344      |
| Price          | \$499,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Square Footage | 778           |
| Acres          | 0.09          |
| Year Built     | 1950          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



Style Bungalow

## Community Information

Address 4327 20 Avenue Nw  
Subdivision Montgomery  
City Calgary  
Province Alberta  
Postal Code T3B0T4

## Amenities

Amenities Park, Playground, Schools, Shopping  
Features Back lane, Wood windows  
Parking Spaces 2  
Parking Detached Garage, Other, Parking Pad  
# of Garages 1

## Interior

Appliances Washer, Refrigerator, Stove, Dryer, Hood Fan  
Heating Natural gas Forced air  
Cooling None  
# of Stories 1  
Has Basement Yes

## Exterior

Exterior Stucco  
Construction Wood frame  
Foundation Block

## Listing Details

Listing Office Real Broker



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