

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

MLS® #A2259344

## \$499,000

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential 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.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259344    |
| Price          | \$499,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 778         |
| Acres          | 0.09        |
| Year Built     | 1950        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4327 20 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0T4           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Wood Windows                            |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Partial, Partially Finished                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stucco, Wood Frame                                              |
| Foundation        | Block                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-CG                 |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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