



4626 20 Avenue Calgary Alberta

\$994,900

Back in the Market due to Buyers not Securing Financing. Discover modern luxury in this brand-new semi-detached infill with a 2-bedroom legal basement suite, located in the highly sought-after inner-city community of **Montgomery**. Perfect for families or investors, this stunning 2-storey home features an open-concept layout with a chef-inspired kitchen offering quartz countertops, ceiling-height cabinets, a large island, and a built-in pantry, seamlessly flowing into the bright living and dining areas. Glass patio doors lead to the backyard, while the rear mudroom keeps things organized with built-in storage. Upstairs, the elegant primary suite boasts a spacious walk-in closet and a spa-like ensuite with heated floors, a freestanding tub, tiled shower with bench, and quartz counters. Two additional bedrooms, a full laundry room with sink, and ample storage complete the upper floor. The **fully legal basement suite** with private side entrance includes two bedrooms, a modern kitchen, full bath, in-suite laundry, and an open living area—ideal for rental income or extended family. Enjoy upscale living just minutes from parks, Market Mall, Bow River pathways, and top Calgary amenities. (id:6769)

Primary Bedroom 13.33 Ft x 13.83 Ft
 Bedroom 9.92 Ft x 14.08 Ft
 Bedroom 9.92 Ft x 14.00 Ft
 4pc Bathroom 9.17 Ft x 4.92 Ft
 5pc Bathroom 8.33 Ft x 17.42 Ft
 Laundry room 5.67 Ft x 7.50 Ft
 Other 9.33 Ft x 7.17 Ft
 Living room 13.83 Ft x 15.25 Ft

Dining room 15.33 Ft x 11.67 Ft
 2pc Bathroom 5.83 Ft x 5.42 Ft
 Kitchen 15.92 Ft x 17.17 Ft
 Other 5.92 Ft x 11.50 Ft
 Kitchen 15.67 Ft x 17.75 Ft
 Bedroom 12.00 Ft x 9.50 Ft
 Bedroom 11.92 Ft x 9.83 Ft
 4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



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