



## 4432 20 Avenue Calgary Alberta

\$649,900

Discover an incredible opportunity to own a distinctive bungalow in the highly sought-after neighborhood of Montgomery. This charming residence boasts an impressive total of 1,734 square feet, featuring 4 spacious bedrooms and 3 full bathrooms, complemented by a double detached garage. As you step inside, you are greeted by the striking 14-foot vaulted ceilings in the south-facing living room, where expansive windows allow natural light to flood the space, creating a warm and inviting atmosphere. There is also a cozy gas fireplace for those cold winter days. The main level showcases gleaming hardwood floors throughout, enhancing the home's elegant appeal. The kitchen is equipped with custom-stained cabinets, beautiful granite countertops, a convenient breakfast bar, and stainless steel appliances. The master bedroom is a true retreat, offering a walkthrough closet and a 4-piece ensuite bathroom. The second bedroom also features vaulted ceilings, with an adjacent 4-piece bathroom, making it perfect for family and guests. The professionally developed basement adds even more value to this home, featuring a large family room, two well-sized bedrooms with ample natural light from large windows, and another stylish 4-piece bathroom. For added convenience, the laundry room includes a washing sink, making chores a breeze. A separate entrance leads you to the spacious backyard and the double garage, providing easy access and plenty of outdoor space for relaxation, entertaining, and gardening. Situated just minutes away from Market Mall shopping centers, the University of Calgary, Canada Olympic Park, and Alberta Children's Hospital, this location offers exceptional amenities. In addition, you're a mere 12-minute drive to downtown Calgary. You can enjoy the best of both worlds: a serene residential environment and the vibrant city life. This unique bungalow with 14 feet vaulted ce...

Family room 19.17 Ft x 17.08 Ft

Bedroom 9.33 Ft x 11.17 Ft

Bedroom 9.42 Ft x 11.17 Ft

Laundry room 9.42 Ft x 6.75 Ft

4pc Bathroom Measurements not available

Living room 11.75 Ft x 11.17 Ft

Dining room 7.08 Ft x 10.67 Ft

Primary Bedroom 11.25 Ft x 12.00 Ft

Bedroom 8.17 Ft x 11.92 Ft

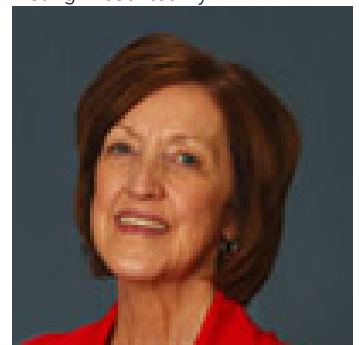
Other 6.92 Ft x 4.67 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Century 21 Bamber Realty LTD.



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REALTY

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Kitchen 9.00 Ft x 11.58 Ft