



## 4626 20 Avenue Calgary Alberta

\$1,015,000

This is your opportunity to own a brand-new, luxurious SEMI-DETACHED INFILL with 2-bedroom LEGAL BASEMENT SUITE in MONTGOMERY. The open concept layout of this 2-storey, modern home is perfect for growing families or those looking for a great revenue opportunity. In your search for the perfect inner-city home in Calgary, it's the perfect place to raise a family or enjoy a contemporary lifestyle. Then, when it's time for dinner, the family can spread out in the spacious kitchen/dining room area with a large island and glass doors leading you to the rear patio. Enjoy ceiling-height cabinets, quartz countertops. A built-in pantry provides ample storage space alongside the upper cabinets & lower drawers. The bright living room is a welcoming hub, with large, bright windows and the dining room. The rear mudroom features a bench & built-in closet, keeping everyone organized as they head in & out of the house. Upstairs, the primary suite enjoys with large walk-in closet with built-in shelving, while the ensuite features a door entrance, heated floors, a freestanding soaker tub, a fully tiled shower with bench, and quartz counters. The upper floor also includes two bedrooms with, a full laundry room with a sink. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BEDROOM LEGAL BASEMENT SUITE features a full kitchen with ceiling-height cabinets, a fridge, electric range, dishwasher. 4-pc modern bath, two good-sized bedrooms, in-suite laundry. Don't miss your chance to own new in this desirable inner city. Both sides are available (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

5pc Bathroom 8.33 Ft x 17.42 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

Laundry room 5.67 Ft x 7.50 Ft

Other 9.33 Ft x 7.17 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 12.00 Ft x 9.50 Ft

Bedroom 11.92 Ft x 9.83 Ft

Kitchen 15.67 Ft x 17.75 Ft

Living room 13.83 Ft x 15.25 Ft

Dining room 15.33 Ft x 11.67 Ft

Kitchen 15.92 Ft x 17.17 Ft

2pc Bathroom 5.83 Ft x 5.42 Ft

Other 5.92 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca