



4808 19 Avenue Calgary Alberta

\$469,800

Welcome to this charming, well-cared-for, south-facing duplex on a quiet street in the inner-city neighbourhood of Montgomery! With four spacious bedrooms, a single garage, and an extra parking pad, this home is a great fit for first-time buyers looking to build equity or investors seeking a strong rental property. Upstairs, you'll find a bright kitchen, two large bedrooms, a full bathroom, and a spacious living/dining area with lots of natural light. Patio doors lead out to a sunny balcony overlooking the landscaped front yard, perfect for summer BBQs. Downstairs offers two more good-sized bedrooms, a roomy family space, a laundry/utility area, and a two-piece bath ready for your finishing touches. The backyard is private, fully fenced, and includes raised garden beds. You will love the location-- Take a few steps out your front door & explore parks, schools, river paths, boutique shops, and restaurants. Just 10 minutes to downtown. Affordable and well-kept, this duplex is a rare find. Book your showing today! (id:6769)

Recreational, Games room 20.58 Ft x 10.58 Ft

Laundry room 9.75 Ft x 7.75 Ft

2pc Bathroom 7.50 Ft x 7.58 Ft

Bedroom 11.17 Ft x 7.92 Ft

Bedroom 11.17 Ft x 10.25 Ft

Living room 19.42 Ft x 11.00 Ft

Dining room 10.75 Ft x 8.42 Ft

Kitchen 10.33 Ft x 7.92 Ft

Primary Bedroom 11.92 Ft x 10.83 Ft

Bedroom 12.92 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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