

\$879,900 - 4530 20 Avenue Nw, Calgary

MLS® #A2264835

\$879,900

4 Bedroom, 4.00 Bathroom, 1,966 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Nestled on a quiet street in the rapidly revitalizing community of Montgomery, this home is in a prime location for commutes, retail services and is walking distance to the Bow River pathways.

The bright, open-concept main floor features 9-foot ceilings, oversized windows, and a chef's kitchen with sleek espresso cabinets, granite countertops, a huge pantry, and a large island perfect for entertaining.

The living room features a gas fireplace and opens to a low maintenance backyard with a private deck and a 6 person cedar electric sauna.

Upstairs, the master suite includes a spa-like 5-piece ensuite with a jetted tub and a large glass and tiled shower and a large walk in closet. Down the hall you'll find 2 additional bedrooms, a full bath and a large laundry room with built in cabinets.

Downstairs you'll find a finished basement with a large rec space, bedroom, another full bath, and plenty of storage. Over 2600 square feet of finished space, four bedrooms, four baths, and a finished heated double garage make this home a standout.

Built in 2013

Essential Information



MLS® #	A2264835
Price	\$879,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,966
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4530 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	Real Broker
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