

4532 Montgomery Avenue NW  
Calgary, Alberta

MLS # A2258015



**\$669,900**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,122 sq.ft.                                                     | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Single Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bidet, Granite Counters               |                   |      |

**Inclusions:** N/A

Welcome to this renovated 2 Storey home in the desirable golden triangle of inner-city Montgomery! Great opportunity for a first time home buyer or investor. Excellent floor plan with 3 bedrooms and 1 1/2 bathrooms. Recent updates include newer paint and laminate flooring throughout, updated windows, furnace and water heater. The main level offers an open style kitchen with Legacy cabinetry & granite countertops, newer laminate flooring, wood burning fireplace and stainless steel appliances. Upstairs contains 3 bedrooms including a large master bedroom and renovated full bathroom. The lower developed level has a large recreation room, laundry and extra storage. The extra deep back yard is a good size, and comes with a single detached garage and large deck for entertaining. This is a super location, steps to the Bow River Pathway, 4 children's playgrounds, Edworthy & Shouldice Parks and convenient to the U of C, Children's and Foothill's Hospital, Market Mall, COP, and only 15 minutes by bicycle to the core. Call to view today!