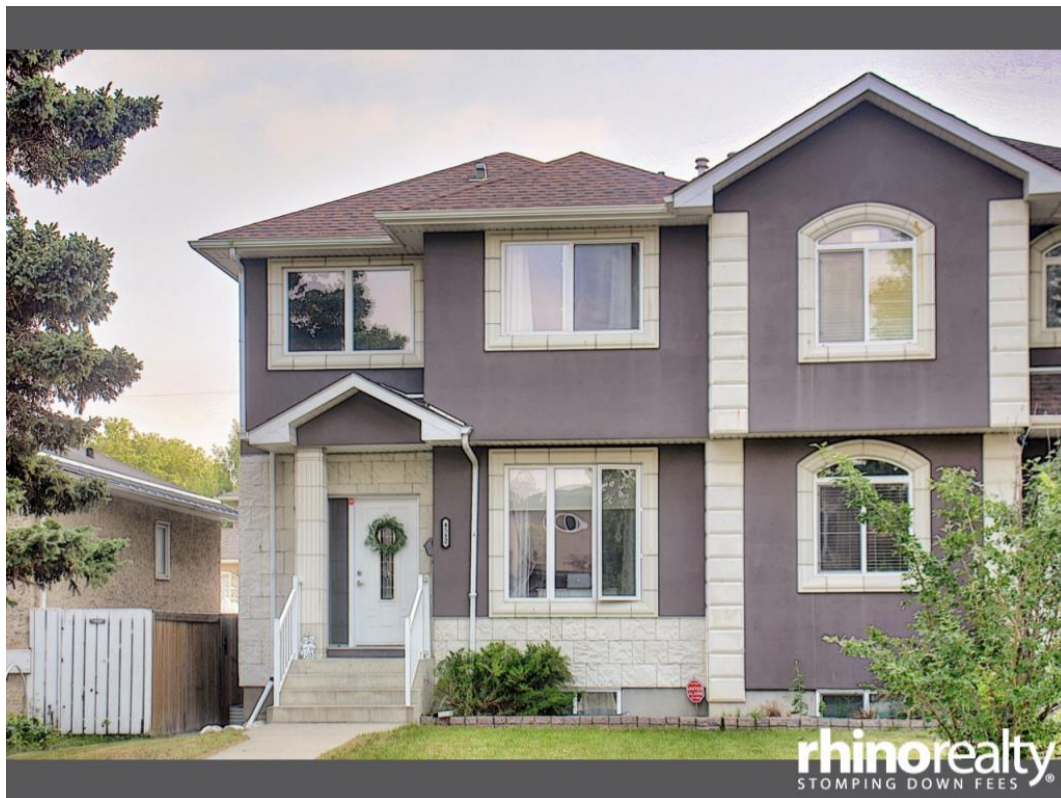




ID# 10766

MLS®# A1132151

\$629,900



Montgomery 4512 20 Avenue NW Calgary

Single Family
2-Storey
Year Built:2007



4
Bedrooms



4
Bathrooms



For additional information on this listing
please call the Listing REALTOR® at:

403-993-1334

Property Highlights

Incredible opportunity! IDEALLY LOCATED close to SAIT & U of Calgary, short commute to downtown with EASY access to Rocky Mountains; Close to Market Mall shopping center, movie theater & amenities, Bow River pathways, & Edworthy Park! Beautiful fully finished 4 bed, 3.5 bath semi-detached home in the heart of desirable Montgomery! Fully finished, UPGRADED, & well-maintained with pride of ownership by ORIGINAL OWNER. NEW VINYL PLANK flooring on main level (2 yrs), NEWER carpet upstairs, many UPDATED light fixtures, & GRANITE counters throughout! Bright 2-storey foyer opens to a lovely formal DINING ROOM space or can be used as a private office. Spacious kitchen offers TALL dark cabinets w/ CROWN moulding, UPDATED backsplash, UPGRADED STAINLESS appliances including a NEWER dishwasher, GRANITE counter, large central island w/ extended bar,...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10766](https://rhinorealty.com/?ID=10766)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$629,900

ID# 10766
MLS®# A1132151

4512 20 Avenue NW
Calgary, AB T3B 0T8

GENERAL DETAILS

Community: Montgomery
Property Type: Single Family
Style: 2-Storey, attached
Year Built: 2007
of Finished Levels: 3
Front Windows Face: Southwest
Back Yard Faces: Northeast

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; three 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	20.1x14.1	6.12x4.29
Dining Room	Main Floor	11.1x10.1	3.4x3.1
Kitchen	Main Floor	13.3x13.0	4.04x3.96
Eating Nook	Main Floor	12.1x6.9	3.68x2.11
Rec Room	Basement	19.1x12.2	5.82x3.71
Master Bedroom	Upper Floor(s)	13.6x11.7	4.14x3.58
Bedroom	Upper Floor(s)	12.2x12.0	3.71x3.66
Bedroom	Upper Floor(s)	13.3x10.1	4.04x3.07
Bedroom	Basement	17.4x10.1	5.31x3.07
Laundry Room	Upper Floor(s)	6.9x5.3	2.11x1.62

Basement: full, fully finished
Flooring: hardwood, carpet, other
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, knock down/upgraded ceiling texture, no smoking

EXTERIOR

Exterior Finish: stucco, stone
Foundation: Concrete
Roof: Asphalt
Parking Type: double detached
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, patio, landscaped, fully fenced, firepit
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	25.0	7.62
Lot Width at Rear:	25.0	7.62
Lot Depth (Average):	120.0	36.58
Lot Area:	3003.2	279

Lot Shape: Rectangular
Real Property Report Status: Up-to-Date with Compliance
Property Taxes: \$4344, Annual



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