

# \$579,000 - 4513 20 Avenue Nw, Calgary

MLS® #A2254642

**\$579,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

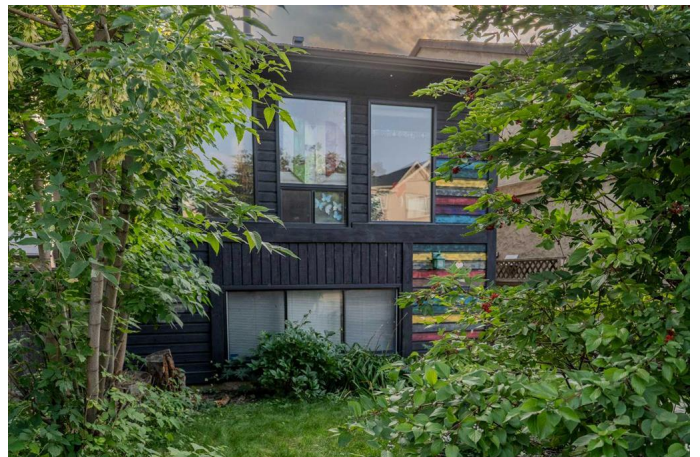
Montgomery Inner-City Living with Character and Charm!

Discover 4513 20 Avenue NW, a rare find in the heart of Montgomery, a community known for its riverside charm, walking distance to parks and shops and unbeatable access to both the city and the mountains. This upgraded 4-level split is more than a house; it's a lifestyle property designed for those who value character, comfort, and convenience.

Inside, vaulted ceilings, hardwood floors, and a cozy wood-burning fireplace give the living room a warm, rustic loft feel. The updated bright white kitchen with a unique island flows seamlessly into an enclosed sunroom, perfect for morning coffee, entertaining, or simply soaking in natural light year-round. A barn door on the powder room and built-in coat and shoe storage add charm and function to the main level.

Upstairs you'll find a large primary bedroom, a good-sized second bedroom, and an updated full 4-piece bathroom, offering both comfort and functionality for everyday living.

The lower level offers exposed beams, natural light, and a flexible space for a third bedroom, office, or studio, making this home ideal for young families, professionals, and creatives alike.



Outside, the home shines with classic curb appeal, framed by mature trees and landscaping. The backyard is a private retreat, perfect for evenings with friends or quiet weekends at home. An oversized 20x22 insulated double garage completes the package.

Living here means being steps from the Bow River pathways, shops, and schools, with quick routes to downtown, Market Mall, the University of Calgary, Foothills Hospital, and the mountains. Montgomery and nearby Bowness are thriving, established neighborhoods that continue to thrive.

Whether you’re starting a family, building your career, or seeking a creative retreat, this property offers a one-of-a-kind opportunity to call Montgomery home.

Built in 1980

**Essential Information**

MLS® #	A2254642
Price	\$579,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	4513 20 Avenue Nw
Subdivision	Montgomery

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0T7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks, Storage, Vaulted Ceiling(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Ally Realty
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