

# \$525,000 - 4327 20 Avenue Nw, Calgary

MLS® #A2190162

**\$525,000**

1 Bedroom, 1.00 Bathroom, 778 sqft  
Residential on 0.09 Acres

Montgomery, Calgary, Alberta

Located on a beautiful and quiet street in Montgomery, this property is perfect for investors, builders, and dream home buyers. The block has already seen significant redevelopment, adding to the area's growing appeal. Surrounded by parks and pathways, it offers a serene setting while being minutes from the University of Calgary, Foothills & Children's Hospitals, top schools, Market Mall, and downtown. The location provides easy access for weekend getaways to the mountains and to major roadways like the Trans-Canada Highway and Stoney Trail. With Montgomery's ongoing redevelopment, this lot presents huge potential for a custom home or investment project.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190162    |
| Price          | \$525,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 778         |
| Acres          | 0.09        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



Status Active

### Community Information

Address 4327 20 Avenue Nw  
Subdivision Montgomery  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 0T4

### Amenities

Parking Spaces 2  
Parking Off Street, Parking Pad, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Wood Windows  
Appliances Dryer, Electric Stove, Range Hood, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Partial, Partially Finished

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Block

### Additional Information

Date Listed February 4th, 2025  
Days on Market 64  
Zoning R-CG

### Listing Details

Listing Office Real Broker

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