

\$859,900 - 4530 20 Avenue Nw, Calgary

MLS® #A2264835

\$859,900

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

Montgomery, Calgary, Alberta

Located on a quiet street in the revitalizing community of Montgomery, this 2600+ sqft home offers four bedrooms, four baths, a heated garage, and a backyard sauna. Its prime location provides easy access to commutes, retail services, and is within walking distance of the Bow River pathways. The bright, open-concept main floor features distinctive architectural details, 9-foot ceilings, oversized windows, and plenty of natural light. The chef's kitchen boasts high end finishes including a gas stove, granite countertops, a huge walk-in pantry, and a large island perfect for entertaining. The living room features a gas fireplace and opens to a low maintenance backyard with a raised BBQ deck, lower stone patio, manicured lawn, and six-person cedar sauna. Upstairs, the master suite includes a large walk-in closet, a spa-inspired ensuite with a 2 person jetted tub, large glass tiled shower and dual sinks. Down the hall you'll find 2 generous bedrooms, a full bath and a laundry room with built in cabinets. The fully developed basement is full of possibilities and adds a bright rec room, 4th bedroom, full bath, and plenty of storage. Located in highly sought-after Montgomery – steps from the Bow River and the perfect launch pad for mountain adventures.

Built in 2013

Essential Information



MLS® #	A2264835
Price	\$859,900
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, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, ENERGY STAR Qualified Washer
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	15
Zoning	R-C2

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.