

# \$649,900 - 4532 Montgomery Avenue Nw, Calgary

MLS® #A2258015

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.07 Acres

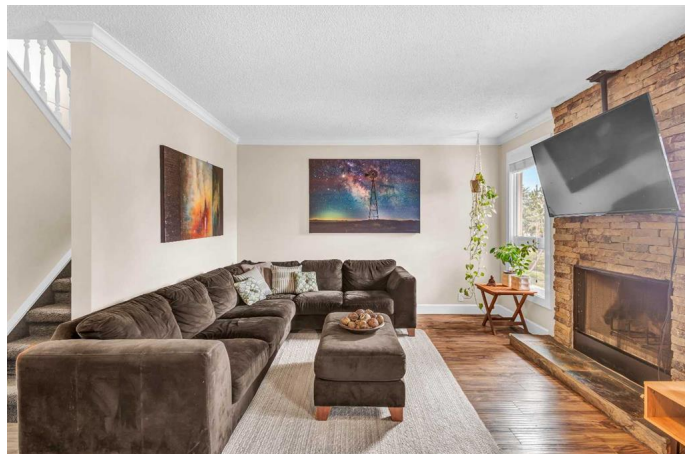
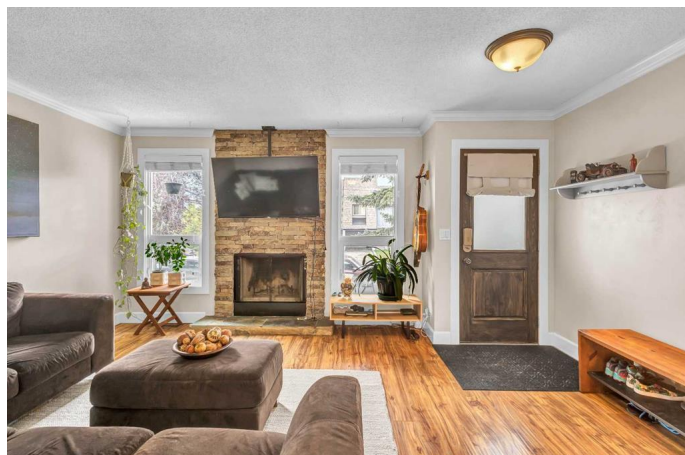
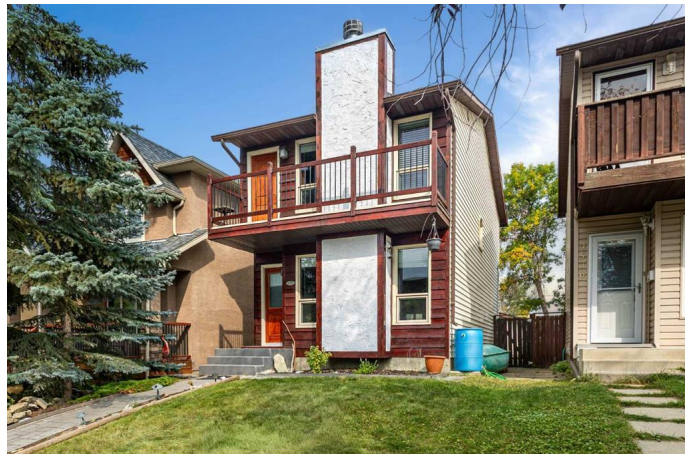
Montgomery, Calgary, Alberta

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 ½ 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!

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2258015  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,122       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4532 Montgomery Avenue Nw |
| Subdivision | Montgomery                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 0K9                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 1                                    |
| Parking        | Alley Access, Single Garage Detached |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Granite Counters                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Insert, Living Room, Wood Burning                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s)                             |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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