

# \$669,900 - 4532 Montgomery Avenue Nw, Calgary

MLS® #A2258015

**\$669,900**

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.07 Acres

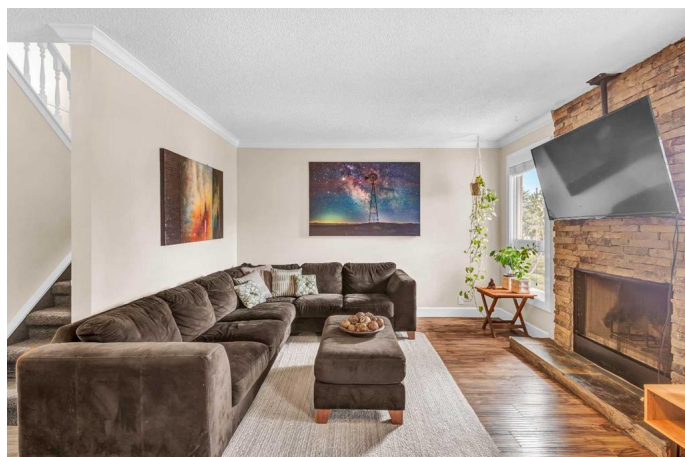
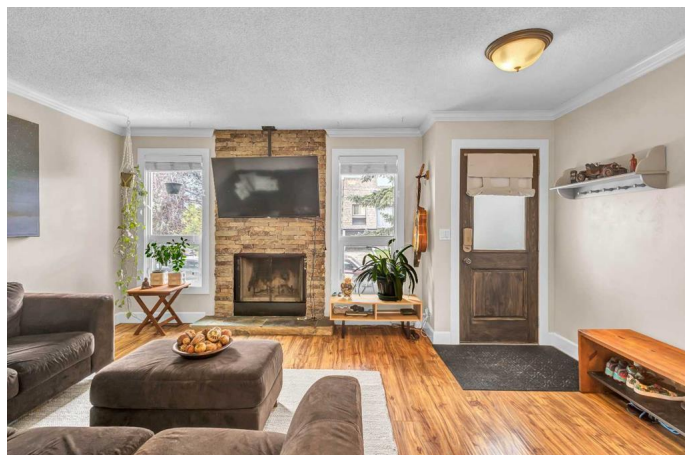
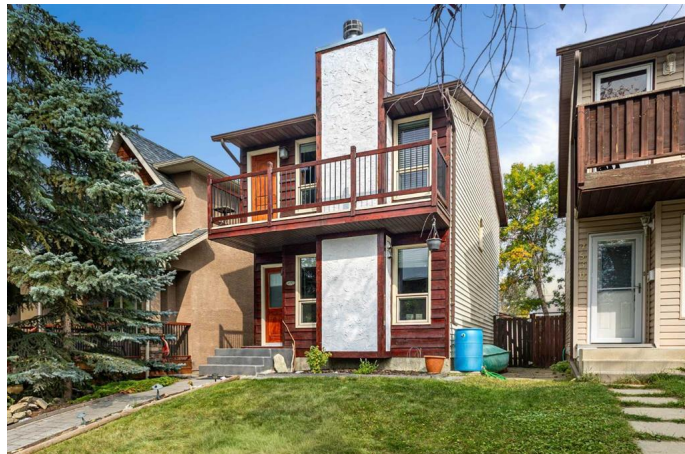
Montgomery, Calgary, Alberta

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     | \$669,900 |
| 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 | Granite Counters, Bidet                                                                                  |
| 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        | Living Room, Wood Burning, Insert                                                                        |
| 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 | 4                    |
| Zoning         | R-CG                 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.