

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

MLS® #A2258015

\$649,900

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.07 Acres

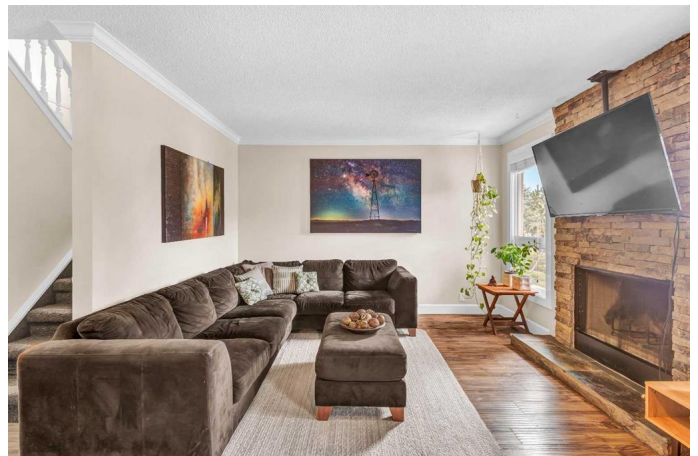
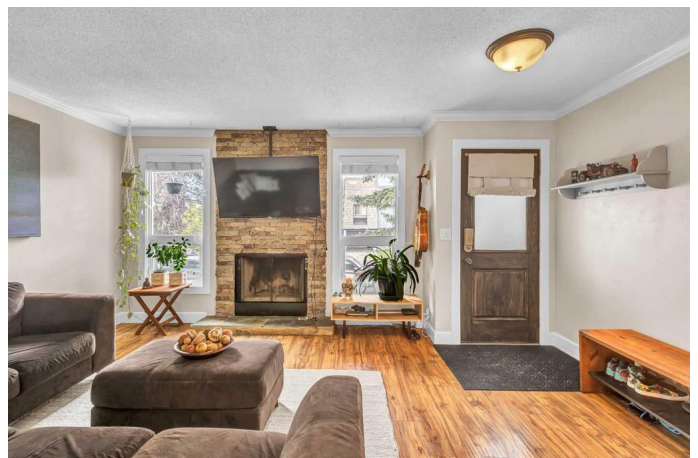
Montgomery, Calgary, Alberta

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	26
Zoning	R-CG

Listing Details

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

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.