

# \$949,000 - 5030 20 Avenue Nw, Calgary

MLS® #A2235807

**\$949,000**

5 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.07 Acres

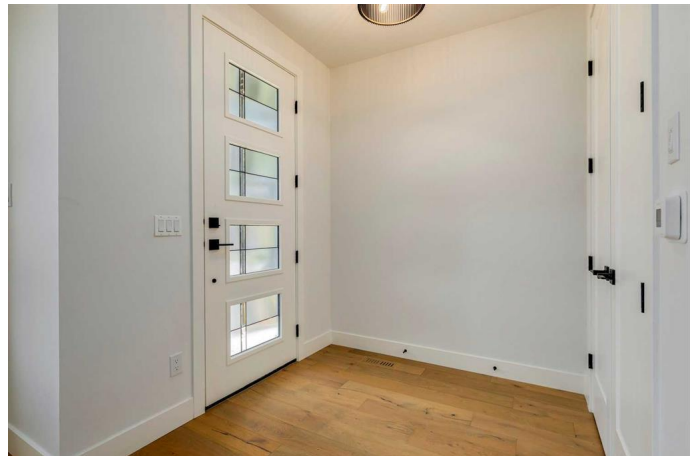
Montgomery, Calgary, Alberta

New build in Montgomery with 5 bedrooms and 3.5 baths, featuring a legal suite in the basement and a double detached garage. This stunning 2025-built half-duplex offers a perfect blend of style, comfort, and income potential in one of Calgary's most desirable inner-city neighbourhoods.

The main level welcomes you with wide-plank engineered hardwood floors, designer lighting, and oversized windows that flood the home with natural light. The chef-inspired kitchen is outfitted with quartz countertops, custom cabinetry, and premium appliances. It flows seamlessly into the open-concept dining and living areas, perfect for entertaining or family gatherings.

Upstairs, the primary suite provides a luxurious escape with a spa-like ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, and an upper-floor laundry room complete the level with thoughtful functionality. The fully finished basement features a legal two-bedroom suite with its own kitchen, laundry, and separate entrance. It is ideal for generating rental income or accommodating extended family.

Outside, enjoy a fully landscaped yard and the convenience of a rear double detached garage. With close proximity to the Bow River, Market Mall, the University of Calgary, Foothills and Children's Hospitals, and easy



access to downtown, this location offers both lifestyle and long-term value.

An exceptional opportunity to own a beautifully built, move-in-ready home in Montgomery.

Built in 2024

**Essential Information**

MLS® #	A2235807
Price	\$949,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	5030 20 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0V7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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