

**4525 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2286439**



**\$979,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,972 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Subdivided		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RC2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to this stunning brand-new home that offers refined modern living in a highly sought-after location. Featuring 3 spacious bedrooms and 2 full bathrooms upstairs with convenient upper-floor laundry, the luxurious primary suite impresses with vaulted ceilings and a spa-inspired ensuite complete with a soaker tub, separate glass shower, and heated floors for year-round comfort. The main level showcases soaring 10-foot ceilings and a bright open-concept design, centered around a beautifully appointed chef's kitchen with built-in appliances, sleek quartz countertops, and a dramatic quartz waterfall island — perfect for entertaining. Elegant hardwood flooring, designer tile, plush carpeting, and a sophisticated oak railing along the staircase add warmth and architectural detail throughout, while large patio doors flood the space with natural light. The fully finished basement provides exceptional additional living space with a bedroom, full bathroom, wet bar, and spacious recreation room — ideal for guests or extended family. Located just minutes from the University, Foothills Hospital, Alberta Children's Hospital, Market Mall, downtown, Bow River pathways, and all essential amenities, this home combines luxury, convenience, and lifestyle. Complete with a double detached garage and situated in a desirable neighborhood, this is an exceptional opportunity — book your private showing today. Both sides are available