

# \$519,000 - 4527a 19 Avenue Nw, Calgary

MLS® #A2230063

**\$519,000**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

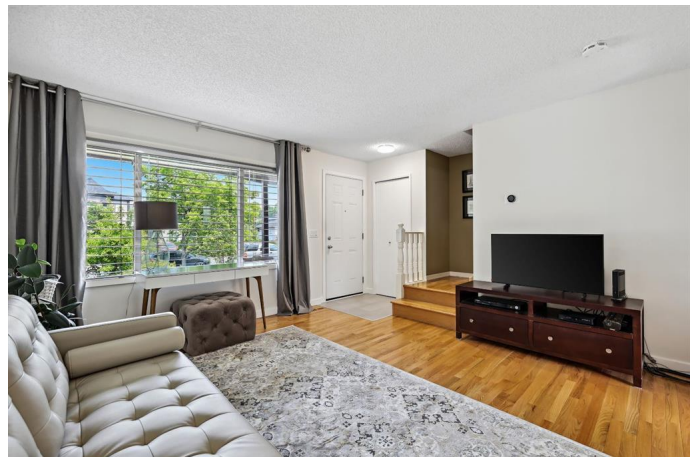
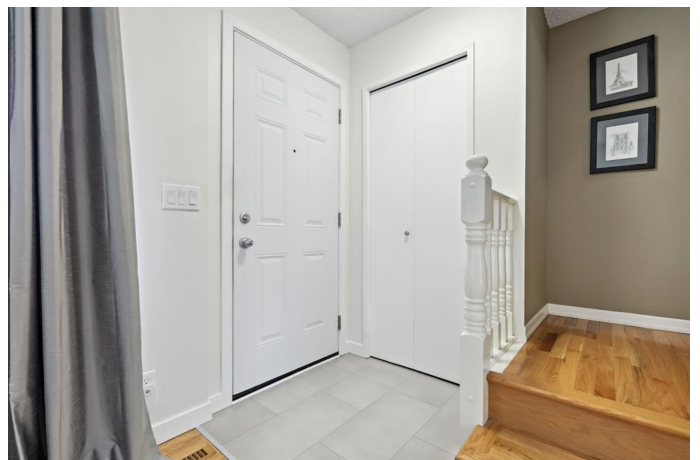
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

OPEN HOUSE CANCELLED. Ideal 2-storey half-duplex family home with recent improvements in the vibrant community of Montgomery close to schools, parks and shopping. The main level features a spacious, oversized living room and a refreshed kitchen complete with updated cabinets (2025), Caesarstone quartz counters (2025), appliances (2022) along with a pantry and a cozy dining area that opens onto a large wood deck and patio—perfect for entertaining. A convenient powder room (2024) and stylish new LVP flooring complete the level. The upper level features two generous bedrooms and an updated four-piece bathroom (2022). The fully finished lower level offers a versatile family/games room, plus a massive laundry and storage area. Outdoors, enjoy a fully fenced, landscaped yard, expansive deck, and an insulated double-detached garage. Other improvements include: vinyl windows (2015), roof (2009), high-efficiency furnace (2015). This home spans three finished levels, offering a flexible layout for families, home offices, or recreation. Nestled in a mature, walkable neighbourhood close to transit, parks, schools, and shops, this Montgomery gem delivers comfort, style, and convenience—don't miss your chance to call it yours!

Built in 1979

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2230063               |
| Price          | \$519,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,017                  |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4527a 19 Avenue Nw |
| Subdivision | Montgomery         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3B 0S1            |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Faces Rear, Insulated |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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