

4808 19 Avenue NW
Calgary, Alberta

MLS # A2252268



\$469,800

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	883 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: n/a

Welcome to this charming, well-cared-for, south-facing duplex on a quiet street in the inner-city neighbourhood of Montgomery! With four spacious bedrooms, a single garage, and an extra parking pad, this home is a great fit for first-time buyers looking to build equity or investors seeking a strong rental property. Upstairs, you'll find a bright kitchen, two large bedrooms, a full bathroom, and a spacious living/dining area with lots of natural light. Patio doors lead out to a sunny balcony overlooking the landscaped front yard, perfect for summer BBQs. Downstairs offers two more good-sized bedrooms, a roomy family space, a laundry/utility area, and a two-piece bath ready for your finishing touches. The backyard is private, fully fenced, and includes raised garden beds. You will love the location—Take a few steps out your front door & explore parks, schools, river paths, boutique shops, and restaurants. Just 10 minutes to downtown. Affordable and well-kept, this duplex is a rare find. Book your showing today!