

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

MLS® #A2230063

**\$519,000**

2 Bedroom, 2.00 Bathroom, 1,017 sqft

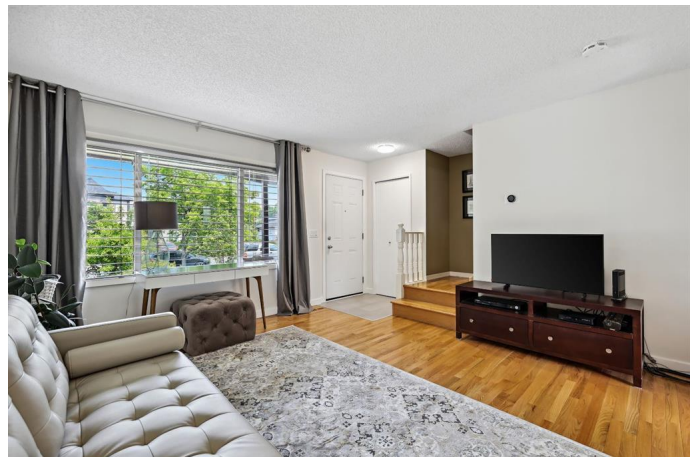
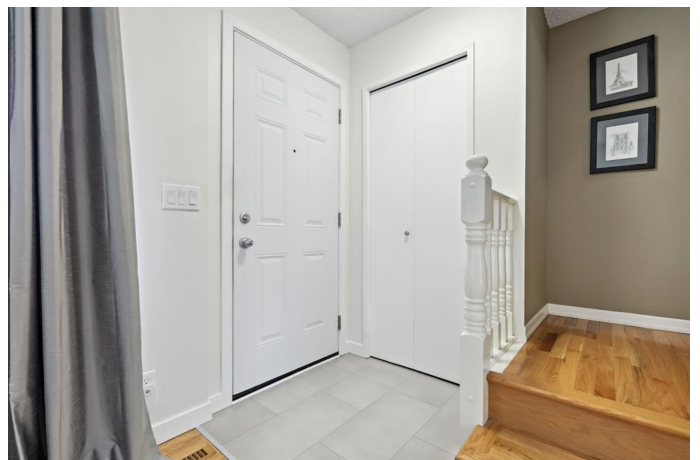
Residential on 0.07 Acres

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	4
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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