

# \$469,800 - 4808 19 Avenue Nw, Calgary

MLS® #A2252268

**\$469,800**

4 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.06 Acres

Montgomery, Calgary, Alberta

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!

Built in 1979

## Essential Information

MLS® #	A2252268
Price	\$469,800
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	883
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4808 19 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0S7

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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