

# \$3,200,000 - 4832 20 Avenue Nw, Calgary

MLS® #A2267560

**\$3,200,000**

0 Bedroom, 0.00 Bathroom, 4,330 sqft

Multi-Family on 0.00 Acres

Montgomery, Calgary, Alberta

Modern Courtyard 4-Plex in Montgomery â€” 8 total units (4 upper homes + 4 legal basement suites). CMHC MLI-Select qualified, offering investors favorable financing terms.

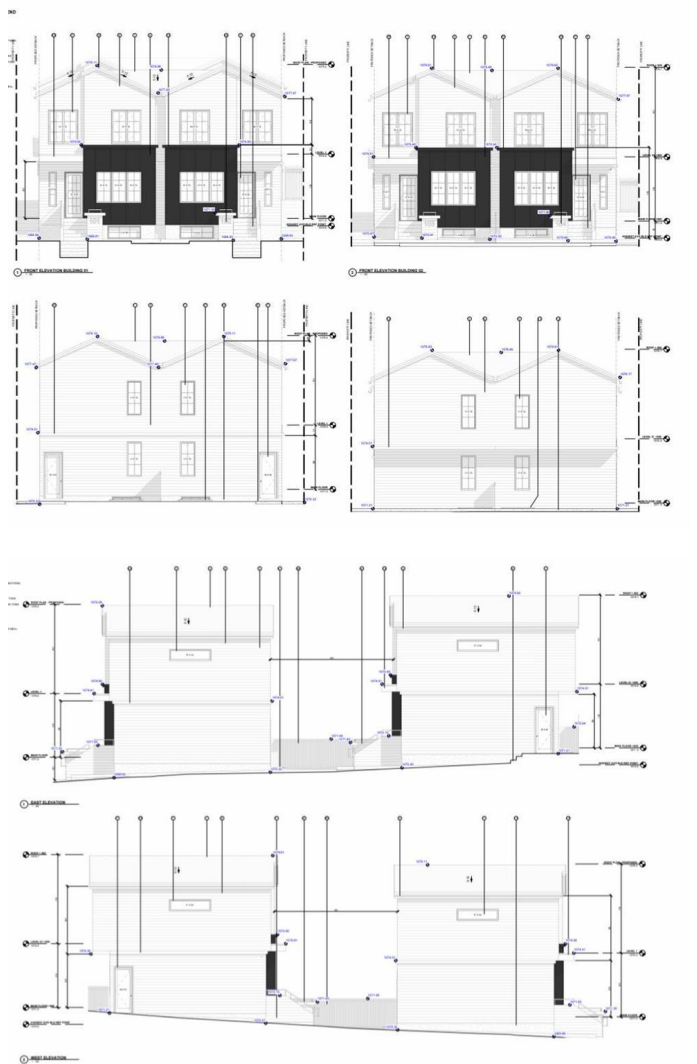
The duplex-courtyard-duplex layout delivers exceptional privacy, abundant natural light, and generous outdoor separation, creating a quiet, low-density feel rarely found in multi-unit builds. This design not only enhances livability but also supports higher rental income thanks to the added privacy and expanded green space between homes.

Each upper residence features 3 bedrooms and 2.5 bathrooms, while each legal suite includes 1 bedroom and 1 bathroom, complete with a full kitchen and in-suite laundry.

Finishes can be customized to buyer preference before completion.

The property provides 4 dedicated parking stalls and thoughtfully landscaped outdoor areas designed for both functionality and privacy.

Prime Montgomery location â€” steps to the Bow River pathways, Shouldice Park, and local schools, with fast access to the University of Calgary, Foothills Hospital, and Market Mall. Under 10 minutes to Canada Olympic Park (WinSport) and the Trans-Canada Highway, making mountain getaways easy â€” about 1



hour to Canmore and 1 hour 15 minutes to Banff.

Expected completion: August 2026.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267560               |
| Price          | \$3,200,000            |
| Bathrooms      | 0.00                   |
| Square Footage | 4,330                  |
| Acres          | 0.00                   |
| Year Built     | 2026                   |
| Type           | Multi-Family           |
| Sub-Type       | 4 plex                 |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4832 20 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0V3           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                                         |
| # of Stories      | 2                                                                                                                                        |

**Exterior**

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 7                  |
| Zoning         | RCG                |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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