

\$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	Off Street, Parking Pad, Single Garage Detached, Alley Access
# 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	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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