

# \$949,900 - 4506 21 Avenue Nw, Calgary

MLS® #A2206492

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,972 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

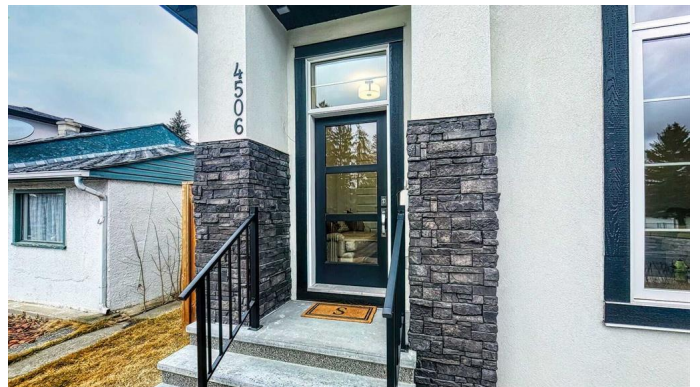
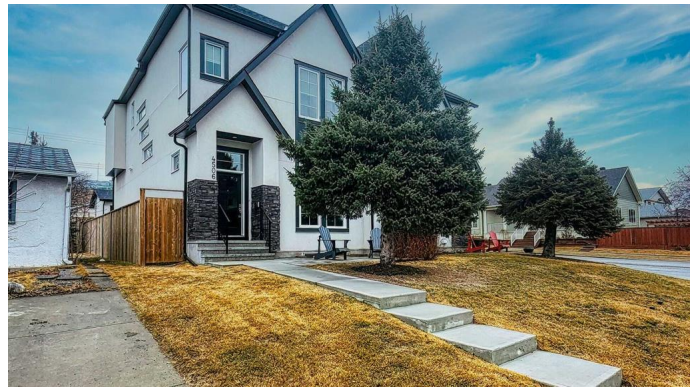
Welcome to this luxurious home located in Montgomery Just a hop skip and a jump to the mountains and close to the bow river walking trails, shopping centers, restaurants, the children's hospital, University of Calgary District and much more. This home has been beautifully maintained and upgraded. The open concept main floor boasts high ceilings, hardwood flooring, a 2pce powder room, a chef inspired kitchen with a very generous island and large living and dining spaces to fit all of your family and friends when entertaining on weekends. This house has 4 large bedrooms with walk in closets, and the master bedroom features a spa like 5pce ensuite for ultimate relaxation. The upper floor also has a separate laundry room, and another 4pce bathroom. The fully finished basement has a massive rec room equipped with a wet bar ready to stock with all your favorite goody's and yet another 4pce bathroom. Some extras to note: Professional Landscaping, back yard deck, front patio seating area, double detached garage, central vac system, water softening unit and automatic window coverings in the living room. Call your favorite agent now to come see what else this magnificent home can offer you and your family.

Built in 2021

## Essential Information

MLS® #

A2206492



|                |                        |
|----------------|------------------------|
| Price          | \$949,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,972                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4506 21 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0W4           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Standard   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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