

# \$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

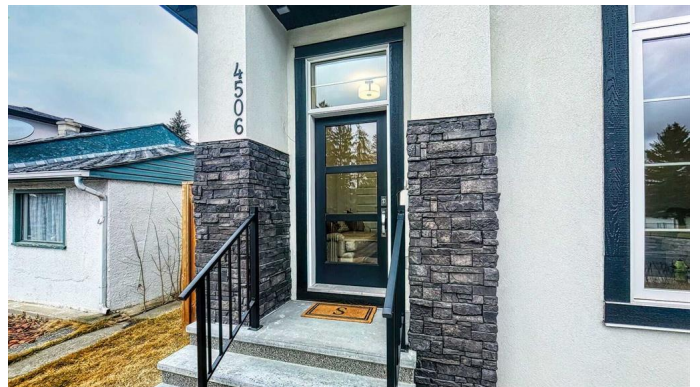
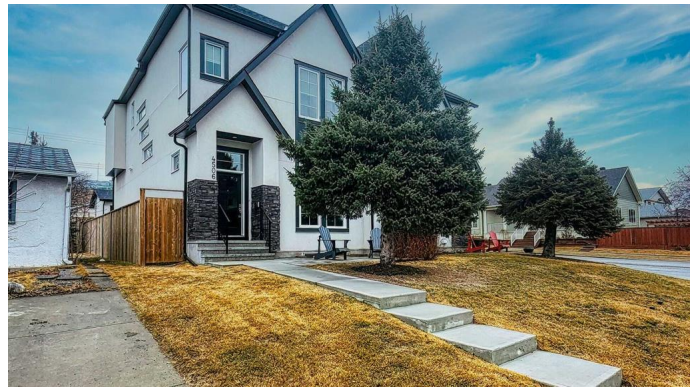
Welcome to this luxurious home located in Montgomery Just a hop skip and a jump to the mountains and close to the bow river walking trails, shopping centers, restaurants, the children's hospital, University of Calgary District and much more. This home has been beautifully maintained and upgraded. The 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	6
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.