

# \$859,900 - 4831 21 Avenue Nw, Calgary

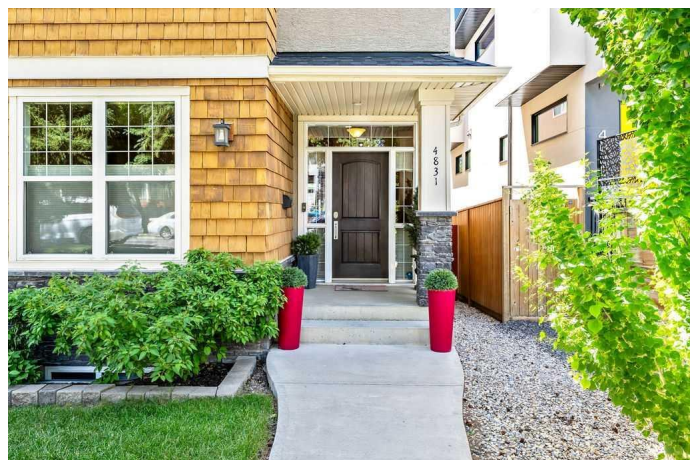
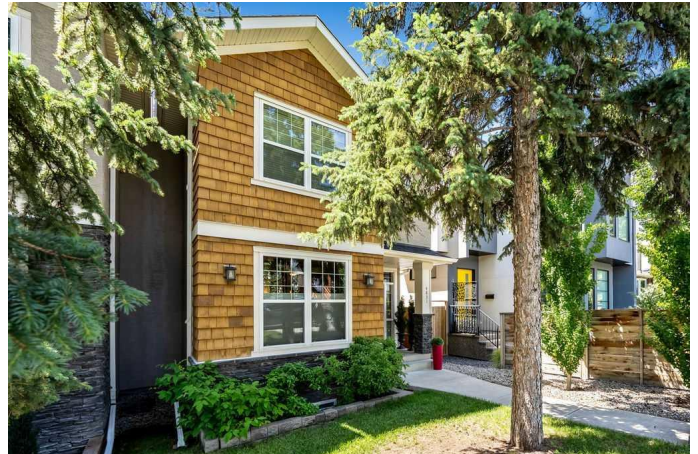
MLS® #A2236964

**\$859,900**

3 Bedroom, 4.00 Bathroom, 1,918 sqft  
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Custom built, fully air-conditioned, 1917 sq ft 3 bedroom home nestled amongst mature trees in the highly desirable neighbourhood of Upper Montgomery. Located on a quiet street 1 block from school, and walking distance to parks, restaurants, and shops. 2 block walk to the Bow River and bike path system to commute downtown by bike. Entering into the home you have access to your front home office with custom doors to create privacy from the rest of the home. Perfect for entertaining, this home has a large granite kitchen island with Instant hot water and garbage disposal garburator. Stainless steel appliances including gas stove with hidden hood fan in the custom millwork. 3 sided gas fireplace to enjoy from the dining room, living room, and kitchen. The primary suite has views down the river valley and the Paskapoo Slopes. Large primary ensuite bathroom with dual vanities, soaker tub, and large shower, connecting through to a large walk-in closet. The 2nd bedroom is large enough for a king size bed, and includes it's own walk-in closet. 3rd bedroom and a laundry room finish off the upper level of the home. Fully developed basement with wet-bar. In-ceiling audio speaker zones throughout house (Living room, dining room, kitchen, den, master bedroom, master bath and on deck) Self-Monitored Alarm system with doorbell camera, backdoor camera, main living area motion detector, alarms on all doors and windows (main-floor and basement), including the garage door. Wired ethernet throughout



GROSS AREA 4831 21 Ave NW - Calgary  
MAIN LEVEL: 914.5 SqFt, UPPER LEVEL: 1003 SqFt  
TOTAL: 1917.5 SqFt

CLONES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

house, includes patch panel. Private south facing rear yard. Your large 3 season deck oasis has a custom pergola with remote control louvers to let sun in when wanted or can be closed for full shade and rain and snow protection and 2 motorized retractable screens. 2 Gas lines on deck. Double detached garage. Be a part of the close-knit Montgomery community!!

Built in 2007

### **Essential Information**

MLS® #	A2236964
Price	\$859,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,918
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4831 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0W8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Kitchen, See Through, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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