



**GRASSROOTS**  
REALTY GROUP

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**4427 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2230776**



**\$975,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** N/A

OPEN HOUSE Saturday July 5th and Sunday July 6th 1-3:30PM. Fantastic spacious fully renovated bungalow. Walking distance to Children's Hospital, University district and Market Mall. RARE FIND!! Also, just a 1/2 block from Montalban Park and on a full size 50 ft lot with a sun-soaked south-facing backyard and patio in the heart of Montgomery. Offering the perfect blend of comfort, style, and functionality. The main floor features three spacious bedrooms, including a primary suite with a full ensuite bathroom. All tiled areas are equipped with in-floor heating, ensuring cozy comfort throughout Calgary's seasons. The home was fully renovated in 2012, including updated attic insulation for improved energy efficiency. Downstairs, the professionally renovated basement (completed 2&ndash;3 years ago) offers versatile living space and comes equipped with built-in speakers&mdash;perfect for a home theatre or media room. The kitchen includes granite counters, island, a new gas stove and new dishwasher, making meal prep a breeze. Additional upgrades include air conditioning, a gas fireplace in the living area, and a heated double garage. Outdoor features include an RV pad, a fully fenced front and back yard, and a private south-facing outdoor space&mdash;perfect for kids, pets, or outdoor gatherings. This turnkey home in sought-after Montgomery offers modern amenities with classic charm&mdash;ready for you to move in and enjoy!