



**4905 21 Avenue NW
Calgary, Alberta**

MLS # A2311337



\$934,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,943 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Montgomery, one of Calgary's most desirable communities! This exceptional semi-detached home offers the perfect blend of luxury and functionality. Boasting over 2,700 sq. ft. of professionally developed living space, this stunning property features 4 bedrooms, 3.5 bathrooms, a double detached garage, and a fully developed legal walk-out basement suite. Step inside to discover a bright and airy open-concept main floor highlighted by rich hardwood flooring, expansive south-facing windows, and elegant modern finishes throughout. The chef-inspired kitchen is designed to impress with sleek contemporary cabinetry, upgraded stainless steel appliances, quartz countertops, and an oversized island perfect for entertaining and everyday living. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat complete with a spa-like 5-piece ensuite and a large walk-in closet with built-in organizers. Convenient upper-floor laundry adds to the home's thoughtful design. The fully finished walk-out basement offers incredible versatility with its separate entrance and legal suite configuration, featuring a comfortable living area, full kitchen, one bedroom, a 4-piece bathroom, and its own private laundry. Whether used for accommodating extended family, guests, or rental income, this space is a valuable addition to the home. Enjoy summer days in the beautifully landscaped private backyard, complete with both a deck and patio ideal for relaxing or entertaining. Located in an exceptional location, this property offers easy access to schools, parks, playgrounds, restaurants, shopping, scenic walking and biking pathways, and the Trans-Canada Highway for an easy commute to downtown or out to the mountains, providing the perfect balance between work and play. Don't miss out on the chance to make this beautiful property your

own and book your private viewing today!