



GRASSROOTS
REALTY GROUP

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4537 21 Avenue NW
Calgary, Alberta

MLS # A2326438



\$999,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,983 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to this beautifully finished semi-attached home offering over 2,800 sq. ft. of professionally developed living space, including a fully legal 2-bedroom basement suite with its own separate entrance. Thoughtfully designed with 5 bedrooms and 3.5 bathrooms, the property offers exceptional flexibility for extended family, guests, or income potential. The main level features 10 ft ceilings, wide-plank engineered oak flooring, extensive custom cabinetry, refined wall paneling, built-in speakers, and custom LED accent lighting that creates a warm, elevated interior. Large south-facing windows bring in excellent natural light, enhancing the open and airy feel throughout. The kitchen is both stylish and highly functional, offering loads of storage space, JennAir appliances, and an expansive central island ideal for everyday living and entertaining. The family room connects seamlessly to the kitchen and is centred around a striking tile-clad gas fireplace. A dedicated main floor office with custom built-ins provides an ideal work-from-home space, while the rear mudroom offers additional cabinetry and built-in storage for everyday functionality. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with vaulted ceilings and a well-appointed ensuite featuring heated floors and an oversized steam shower. A versatile loft adds valuable additional living space and works well as a media room, study area, or lounge. Upper-floor laundry and a full bathroom complete this level. Built with comfort and efficiency in mind, the home includes triple-pane windows, an instant on-demand water heater, and quality construction details designed for improved performance and year-round comfort. The lower level contains a fully self-contained legal 2-bedroom suite with a full kitchen, full bathroom, private laundry, and separate entrance. This is a rare opportunity to

own a meticulously finished property that blends thoughtful design, everyday functionality, and valuable income potential in one exceptional package.