

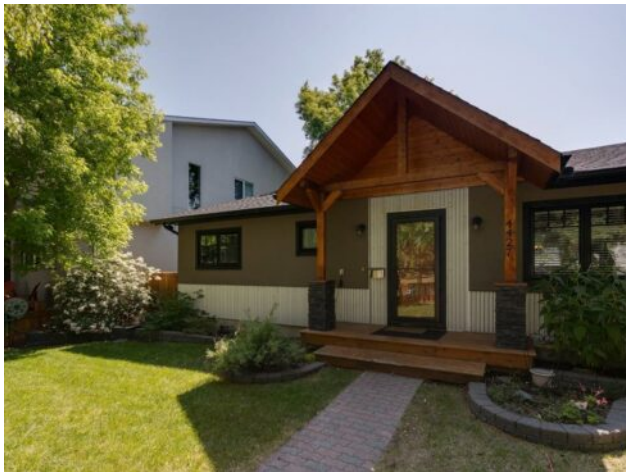


GRASSROOTS
REALTY GROUP

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4427 21 Avenue NW
Calgary, Alberta

MLS # A2230776



\$995,000

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

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

Inclusions: N/A

Located on a 50 ft full-size lot in the heart of Montgomery, this beautifully updated bungalow offers the perfect blend of comfort, style, and functionality. Enjoy a sun-soaked south-facing backyard, ideal for relaxing or entertaining year-round. 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 2–3 years ago) offers versatile living space and comes equipped with built-in speakers—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—perfect for kids, pets, or outdoor gatherings. This turnkey home in sought-after Montgomery offers modern amenities with classic charm—ready for you to move in and enjoy!