



GRASSROOTS
REALTY GROUP

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4909 21 Avenue NW
Calgary, Alberta

MLS # A2288212



\$959,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,951 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Paved, Private		

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

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Ikea closet in basement bedroom. TV's included: office TV, guest room TV upper floor, basement bedroom TV

OPEN HOUSE: Saturday, February 28th 12:00 - 2:00 PM Exceptionally maintained and thoughtfully upgraded, this refined residence in Montgomery captures beautiful VALLEY VIEWS from both the living room and primary bedroom. A bright OPEN-CONCEPT MAIN FLOOR creates seamless flow for everyday living and entertaining, enhanced by HARDWOOD FLOORING, DESIGNER LIGHTING, and carefully selected finishes throughout. The kitchen anchors the space with an oversized WATERFALL QUARTZ ISLAND offering generous seating, FLOOR-TO-CEILING CABINETRY for exceptional storage, and a KITCHENAID STAINLESS STEEL APPLIANCE PACKAGE including a GAS COOKTOP, BUILT-IN WALL OVEN, and microwave. A full-height wall pantry with pullout drawers keeps everything organized, while a dedicated BEVERAGE STATION with WINE FRIDGE makes hosting effortless. The living room spans the full width of the home and invites connection, featuring a GAS FIREPLACE flanked by RECESSED SHELVING and patio sliders that open to a FULL-WIDTH BALCONY, extending your living space outdoors and maximizing the SW EXPOSURE. A tucked-away powder room completes the level. Upstairs, a soaring CATHEDRAL CEILING enhances the hallway's sense of space, while a functional laundry room with cabinetry, utility sink, and NEW WASHER AND DRYER streamlines daily routines. Two spacious secondary bedrooms feature OVERSIZED WINDOWS for abundant natural light and flexible layouts, complemented by a 4pc main bath. The primary bedroom offers a calming retreat with a COFFERED CEILING, WALK-IN CLOSET with custom MILLWORK SHELVING AND DRAWERS, and a spa-inspired 5PC ENSUITE with OVERSIZED SHOWER and HEATED FLOORING for everyday

comfort. The WALKOUT BASEMENT connects indoor and outdoor living and is designed for entertaining, complete with a rec room featuring BUILT-IN ENTERTAINMENT CABINETRY and a WET BAR with BEVERAGE CENTRE for easy refreshment access. A 4pc bath and fourth bedroom with included Ikea wardrobe add versatility for guests or home office needs. Outdoors, LOW-MAINTENANCE LANDSCAPING creates privacy without the upkeep of a traditional lawn, highlighted by DECORATIVE GRAVEL, RAISED GARDEN BEDS, a central PATIO framed by CONCRETE PAVERS, and a COVERED PATIO off the walkout level for sheltered relaxation. Additional UPGRADES include BUILT-IN SPEAKERS, AIR CONDITIONING, FLOOR-TO-CEILING WINDOW DRAPES, and BLACKOUT WINDOW COVERINGS in bedrooms. Parking is provided by a DOUBLE DETACHED GARAGE that is INSULATED, DRYWALLED, and EV CHARGER READY, accessed via a PAVED BACK LANE. Walking distance to BOW RIVER PATHWAYS and SHOULDICE PARK, this location also offers quick access to MARKET MALL, the UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE, ALBERTA CHILDREN'S HOSPITAL, and DOWNTOWN, delivering an exceptional balance of lifestyle and convenience.