



4804 21 Avenue NW
Calgary, Alberta

MLS # A2291030



\$849,900

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|------------------|----------------------------------------|---------------|-------------------|
| Division: | Montgomery | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,956 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Rectangular Lot | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: .

OPEN HOUSE MARCH 14 from 2-4 and MARCH 15 from 1-4! Watch your kids walk to school! This incredible Montgomery location is kiddie-corner to the K-6 public school and just 200 metres to the incredible Montalban Park and off-leash area! This inner city neighbourhood offers everything - groceries, cafes, restaurants, daycares, close to Market Mall & Childrens/Foothills Hospitals, river access and close proximity to Bowmont Park. This 2014-built infill added beautiful landscaping to enhance your outdoor enjoyment - a front south-facing patio with privacy screening as well as rear patio, tree and plantings. Inside, the home has a fresh, comfortable feel with large south-facing windows on both levels for great natural light while the central A/C will keep you cool all summer. The front living room has a gas fireplace and beautiful built-ins plus a view of the park so you can literally see if your kids' neighbourhood friends are out there :) The kitchen is the heart of the home with recently updated cabinetry, corner pantry, granite counters, oodles of storage and prep space. The dining room overlooks the lovely backyard and has ample space for a table to fit the whole family. Rear mud room with built-ins to keep everything organized! Upstairs, enjoy a primary suite with massive walk-in closet, views of the Bow River valley and a luxurious ensuite bath including oversized shower and soaker tub. Two additional bedrooms, full bath and side-by-side laundry room with extra storage. You are going to LOVE this basement with room for both a tv area and pool table, the perfect backdrop for fun nights with your friends & family! Fourth bedroom doubles as a fantastic home gym with walk-in closet and the spacious full bathroom and mechanical/storage round out this level. This is a fantastic price point on a lovely street in upper Montgomery!