



4512 21 Avenue NW
Calgary, Alberta

MLS # A2294574



\$1,395,000

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,430 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Security Cameras (Unmonitored), Basement Bar Fridge & Dishwasher, Wall Mounts (Main Floor & Basement)

Incredibly rare opportunity for a custom-built infill on a full-sized 50' x 120' lot in the established inner-city community of Montgomery! This unique home offers a total of 3,524 sq. ft. of living space with 5 bedrooms plus a den/additional bedroom, 3.5 baths, a fully developed basement, an oversized double detached garage, with loads of custom features inside and out including an ICF concrete foundation and an outdoor sauna! This property is ideal for families, professionals working from home, or buyers seeking a well-built inner-city home with modern features and convenient access to outdoor recreation. Boasting an impressive curb appeal, this home offers a stucco exterior, large windows, and a well-landscaped front yard. The bright, open-concept main floor features floor-to-ceiling windows, a large living room with a wood-burning fireplace with concrete hearth, wood mantle, and built-in shelving, and a spacious office or spare bedroom. The chef-inspired kitchen features a poured-in-place concrete island, apron-front sink, gas stove, tile backsplash with under-cabinet lighting, extensive cabinetry, and a pantry with reclaimed-wood barn doors. The adjacent dining area opens directly to the backyard, while a mudroom with built-ins and a discreet powder room complete the level. Upstairs, the spacious primary suite includes a private SW-facing balcony, his-and-hers closets, and a 5-piece ensuite with heated tile flooring, a soaker tub, a dual quartz vanity, and a glass shower with a steam rough-in. Two additional upper bedrooms share a full bathroom, while a versatile bonus room and a dedicated laundry room with sink and cabinetry add everyday convenience. The fully developed basement features a large recreation room with a built-in entertainment unit, a wet bar with a beverage fridge and dishwasher, two additional bedrooms, a full bathroom with in-floor

heating, a wine storage room, plus extra storage space. Outside, enjoy a large deck with a gas line, generous grassy space, garden beds, and a unique outdoor sauna! The insulated oversized double garage includes a heater. Additional features include central air conditioning, a high-efficiency furnace, a humidifier, a water softener, a roughed-in central vacuum, and four security cameras. Enjoy living in one of Calgary's most connected inner-city communities, with groceries and amenities all located nearby! This home is just minutes from Montalban Park, Montgomery Hill, the Bow River pathway, Montgomery Community Association, and Shouldice Athletic Park. Nearby schools include Terrace Rd School, plus the UofC and SAIT. Commuting is effortless with easy access to Sarcee Trail, Downtown Calgary, and the Trans-Canada Highway for mountain trips. This is a superb home in an excellent location!