

# \$949,500 - 4427 21 Avenue Nw, Calgary

MLS® #A2230776

**\$949,500**

4 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Fantastic spacious fully renovated bungalow. Walking distance to Children's Hospital, University district and Market Mall. RARE FIND!! Also, just a 1/2 block from Montalban Park and on a full size 50 ft lot with a sun-soaked south-facing backyard and patio in the heart of Montgomery. Offering the perfect blend of comfort, style, and functionality.

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 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!

Built in 1952

### Essential Information

MLS® #	A2230776
Price	\$949,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4427 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0W1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, See Remarks, Beamed Ceilings, Built-in Features
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	64
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
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