

# \$975,000 - 4427 21 Avenue Nw, Calgary

MLS® #A2230776

**\$975,000**

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

Montgomery, Calgary, Alberta

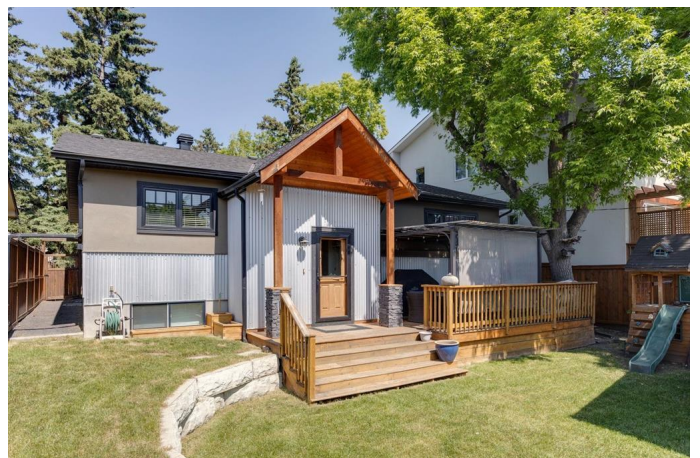
OPEN HOUSE Saturday July 5th and Sunday July 6th 1-3:30PM. Fantastic spacious fully renovated bungalow. Walking distance to Children's Hospital, University district and Market Mall. RARE FIND!! Also, just a 1/2 block from Montalban Park and on a full size 50 ft lot with a sun-soaked south-facing backyard 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 (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 charmâ€”ready for you to move in and enjoy!

Built in 1952

**Essential Information**

MLS® #	A2230776
Price	\$975,000
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	Built-in Features, Granite Counters, Kitchen Island, See Remarks, Beamed Ceilings
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer,

	Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
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	16
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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