

# \$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 | 62              |
| Zoning         | R-CG            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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