



THE
A-TEAM

**RE/MAX
FIRST**

4927 21 Avenue, Calgary T3B 0X1

MLS®#: **A2126350**

Area: **Montgomery**

Listing Date: **04/26/24**

List Price: **\$965,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2013

Lot Information

Lot Sz Ar:

2,992 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,943

Low Sqft:

Ttl Sqft:

1,943

DOM

23

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Few Trees,Lawn,Landscaped,Street Lighting,Rectangular Lot,See Remarks,Subdivided,Treed,Views

Park Feat:

Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:

Ext Feat: **Rain Gutters,Uncovered Courtyard**

Construction:

Manufactured Floor Joist,Metal Frame,See Remarks,Silent Floor Joists,Stone,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings

Int Feat:

Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Data

Utilities:

Room Information

Room

2pc Bathroom

Foyer

Living Room

5pc Ensuite bath

Bedroom

Level

Main

Main

Main

Second

Second

Dimensions

5`5" x 4`8"

9`8" x 6`4"

20`3" x 14`4"

15`0" x 7`10"

13`0" x 11`9"

Room

Dining Room

Kitchen

4pc Bathroom

Bedroom

Laundry

Level

Main

Main

Second

Second

Second

Dimensions

13`3" x 11`4"

19`2" x 15`10"

8`0" x 7`5"

12`0" x 9`9"

9`1" x 5`4"

Bedroom - Primary
4pc Bathroom
Game Room
Storage

Second
Basement
Basement
Basement

16`6" x 13`4"
8`0" x 4`11"
19`1" x 16`1"
7`2" x 6`4"

Walk-In Closet
Bedroom
Library
Furnace/Utility Room

Second
Basement
Basement
Basement

9`3" x 7`11"
11`5" x 11`2"
8`0" x 7`6"
9`2" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1312410

Remarks

Pub Rmks:

****OPEN HOUSE SUNDAY MAY 5TH FROM 12:00NOON - 3:00PM** | OVER 2800 SQ FT OF DEVELOPED LIVING SPACE | 4 BEDROOMS | 3.5 BATHROOMS | FULLY DEVELOPED | MOUNTAIN VIEW | VEIWS OF C.O.P. | NEWER HARDWOOD FLOORS (2023) | HUGE ISLAND |** Step into this exquisite abode, boasting over 2800 square feet of meticulously crafted living space, where every corner exudes warmth and charm. Bathed in natural light pouring through the expansive windows and soaring 9-foot ceilings on all three levels, this home is a sanctuary of comfort for the whole family. The heart of the home lies in its open-concept main floor, where a gourmet galley-style kitchen awaits. Adorned with luxurious granite countertops, soft-close cabinets, and gleaming stainless-steel appliances, it beckons culinary adventures. Gather around the oversized island, a focal point of the space, as you peer into the inviting living room, anchored by a cozy gas fireplace ensconced in floor-to-ceiling tile and accent lighting. Entertain with grace in the adjacent dining room, or retreat to the front flex room for quiet moments of reflection. A convenient half bath completes this level, ensuring seamless living. Ascend the staircase to discover the bright and airy primary suite, offering picturesque views of the tranquil river valley, C.O.P., and glimpses of the distant mountains. Indulge in the spa-like ensuite, featuring a luxurious jettied tub, dual sinks for his and hers, and a generously sized walk-in closet. Down the hall, two additional well-appointed bedrooms await, alongside a pristine 4-piece main bath illuminated by a skylight. The convenience of an upstairs laundry room, complete with a sink and ample cabinetry, adds to the effortless flow of daily life. Venture downstairs to the fully-developed basement, where comfort meets functionality. Here, a fourth bedroom, a chic 4-piece bath, quiet reading room, and a spacious storage room await. Unwind in the expansive rec room, perfect for family gatherings or quiet evenings of relaxation. Step outside into the south-facing backyard oasis, where a sunny and inviting 10'x21' deck awaits your enjoyment. A double garage provides ample space for vehicles and storage needs. Conveniently located within walking distance to Market Mall, Foothills, and Children's Hospitals, as well as the serene trails along the Bow River, this home offers the perfect blend of luxury, comfort, and family-friendly amenities. Welcome home to a life of elegance and tranquility.

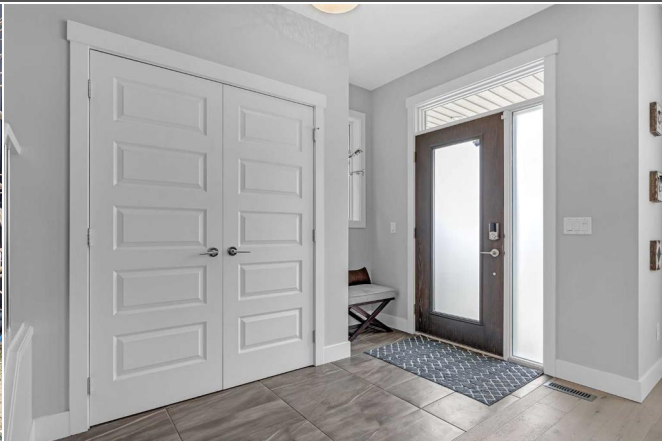
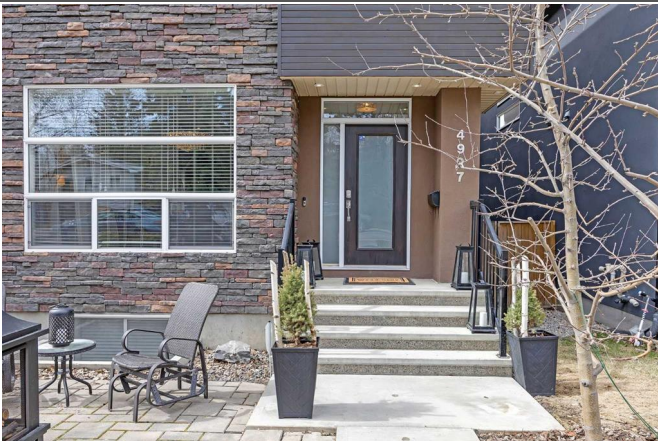
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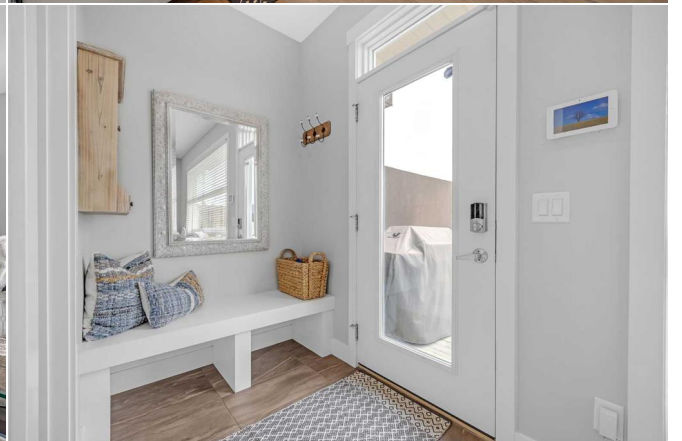
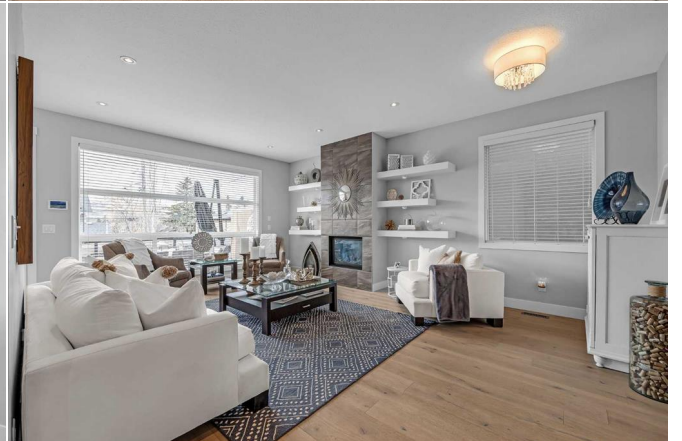
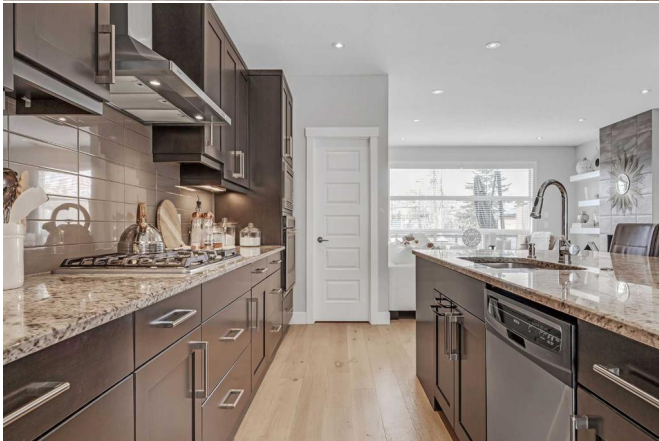
Alarm System (No Contract - Paid Out), Washer and Dryer (Working but AS-IS), Upper Hallway Shelves, TV Brackets, Basement Bedroom TV and Under Stairs Shelving.

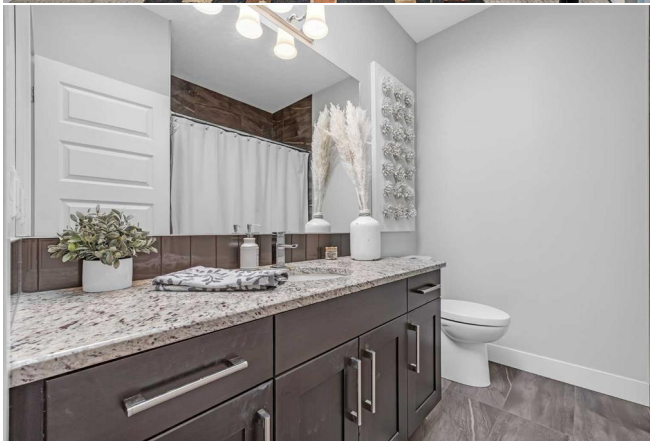
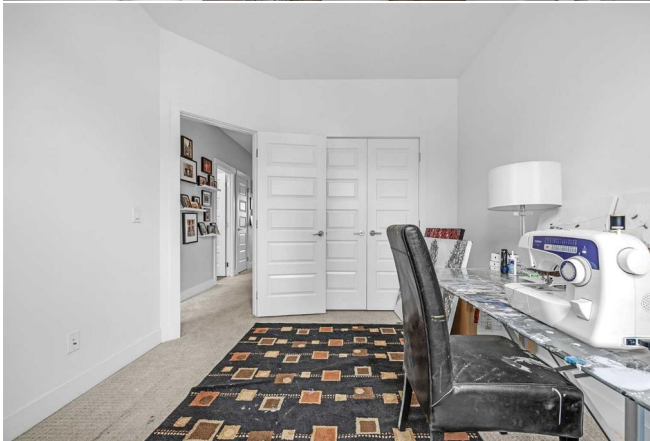
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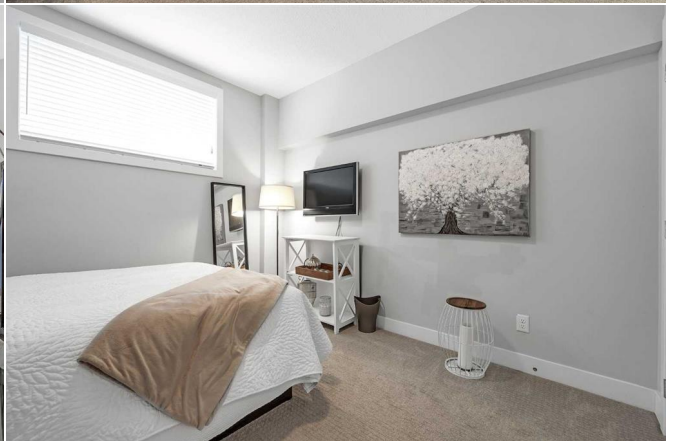
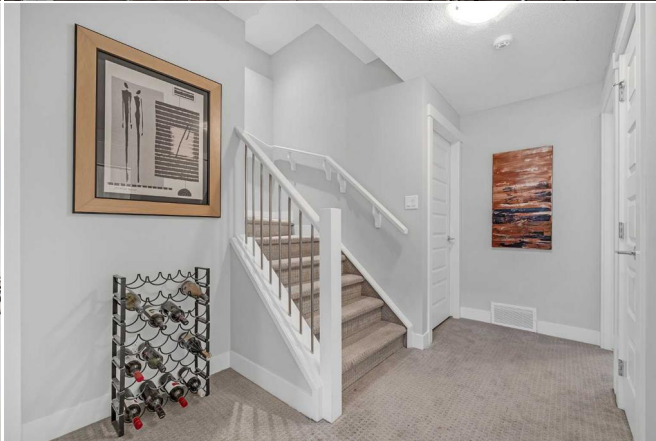
Real Broker

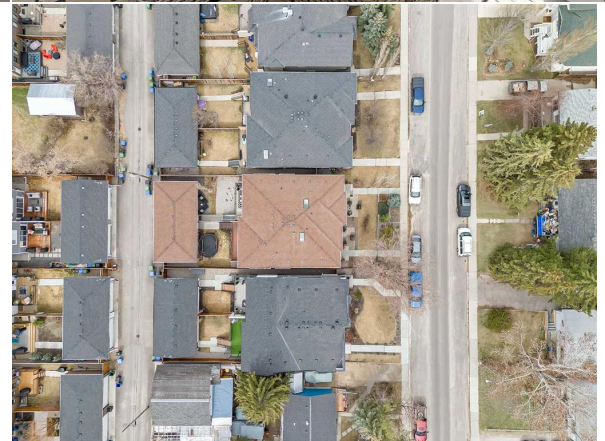
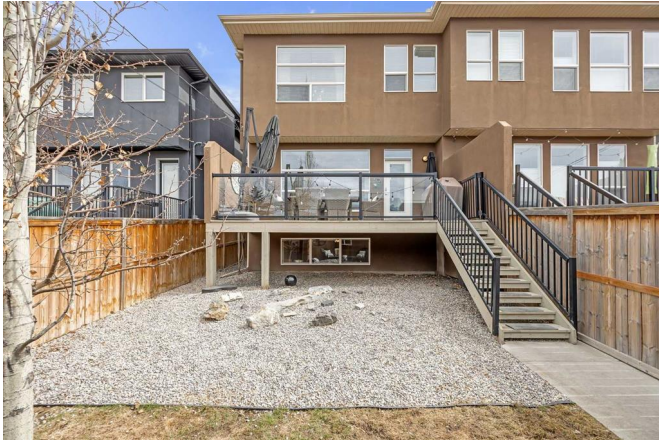
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











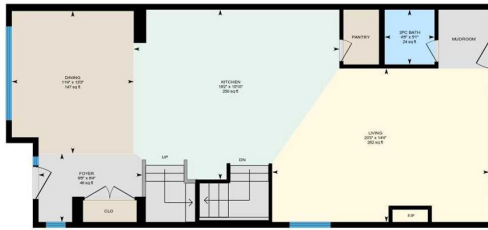


4927 21 Ave NW, Calgary, AB
Basement (Below Grade) Exterior Area 855.35 sq ft



0 2 4 8
PREPARED: 2024/04/26
White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4927 21 Ave NW, Calgary, AB
Main Floor Exterior Area 1335.20 sq ft



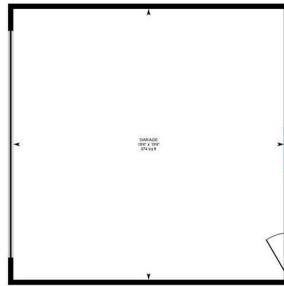
0 2 4 8
PREPARED: 2024/04/26
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4927 21 Ave NW, Calgary, AB
2nd Floor Exterior Area 1008.42 sq ft
Excluded Area 15.97 sq ft



0 2 4 8
PREPARED: 2024/04/26
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4927 21 Ave NW, Calgary, AB
Detached Garage Exterior Area 403.26 sq ft



0 2 4 8
PREPARED: 2024/04/26
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