



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4627 21 Avenue, Calgary T3B 0W5**

MLS®#: **A2153696**

Area: **Montgomery**

Listing Date: **07/30/24**

List Price: **\$1,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,460**

Low Sqft:

Ttl Sqft: **1,460**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**50**

Layout

Beds: **6 (3 3 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Rectangular Lot**

Park Feat: **Alley Access,Garage Door Opener,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Cedar,Composite Siding,Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Gas Cooktop,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>15`4" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 8`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>12`3" x 7`9"</b>

<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`8" x 14`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`10" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`5" x 12`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`5" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 10`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 10`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`1" x 11`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`6" x 15`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>7`8" x 8`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`11" x 18`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`10" x 12`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**                      Zoning: **R-C1**  
 Legal Desc: **4994GI**

Remarks

Pub Rmks: **ATTENTION ALL BUNGALOW LOVERS....this is it! Montgomery's modern masterpiece featuring a timeless, functional and open concept floor plan with a total of almost 2800 SF of living space on a large 50 x 120 foot lot, sunny southwest facing rear yard and even a triple garage which is roughed in for! Super creative and stylish, this home shows like new and it's still ahead of the curve in its design and architecture. Notable features include: 10ft ceilings, wide plank, oak hardwood flooring, 10 mil glass walls, 6 bedrooms, 3 bathrooms, central AC, second kitchen in basement (illegal suite), roughed in for solar power, EV charging and even a hookup for a backup generator. Check out the 3D interactive tour! Walk to some of Calgary's renowned restaurants, boutique shops and beautiful parks! This home will check all your boxes for every discerning buyer who demands a modern elegance in the inner city. Schedule your private viewing today!**

Inclusions: **wardrobes and kitchen island in basement, as seen in photos.**  
 Property Listed By: **RE/MAX First**

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