

# \$719,900 - 4535 21 Avenue Nw, Calgary

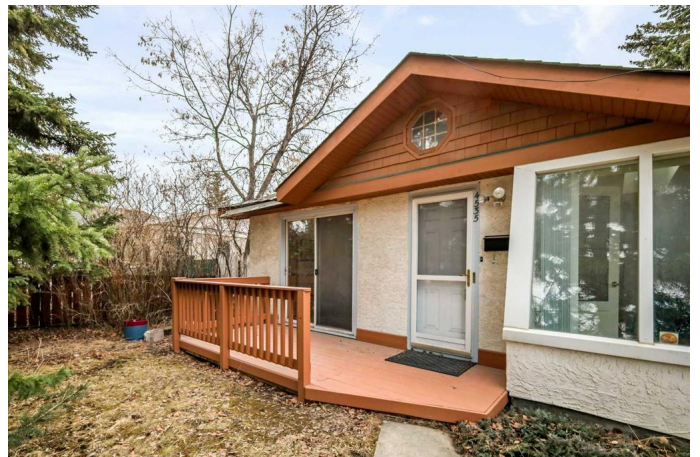
MLS® #A2209269

**\$719,900**

2 Bedroom, 1.00 Bathroom, 1,434 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

\*\*\* OPEN HOUSE - Saturday, April 12, 2025, 1:30-4:00pm \*\*\* Welcome to a very spacious 1,433 sqft updated two bedroom bungalow on a massive 50x120 RCG south rear lot in the heart of the inner city community of Montgomery!!! The rear vaulted ceiling addition was completed in 1997, this major addition added sunlight throughout the entire house. There were 5 skylights added during the completion of the main addition enhancing the sunlight into each room!! The main floor is illuminated by gorgeous real hardwood floors throughout the house. There is a brand new forced air furnace as of February 2025 this year! The very bright and open floor plan in the main floor family room is highlighted by a zero clearance gas fireplace stove. The current owner has a very functioning and open concept home office that will be sure to please the domiciliary person or individuals. There is also a huge 23x22 double garage. The very private and massive treed lot is hard to find in any inner city community! This inner city location is second to none offering several amenities including; a short walk to two schools, 2-5 minute drive to the University of Calgary and U of C Research Centre , the Foothills and Children's hospitals and Market Mall. Within the community is Notables fine dining restaurant, other trendy restaurants and coffee shops. It is a short commute to downtown and quick access west to the mountains!! Hurry on this one!Â



Built in 1955

## Essential Information

MLS® #	A2209269
Price	\$719,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,434
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4535 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0W3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Skylight(s), Track Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Zero Clearance

Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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