

\$874,900 - 4532 21 Avenue Nw, Calgary

MLS® #A2079491

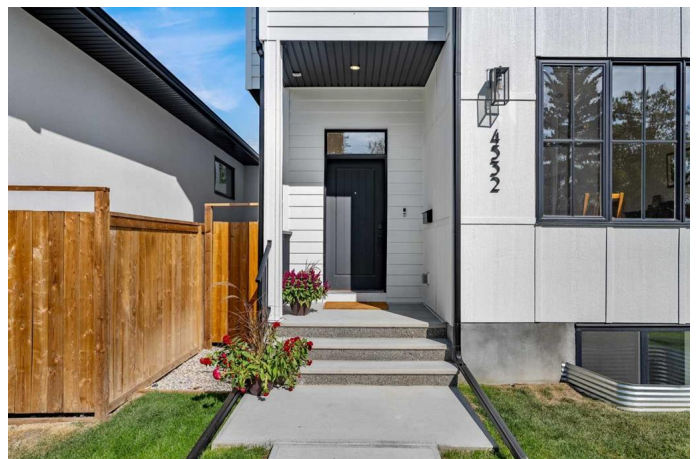
\$874,900

4 Bedroom, 4.00 Bathroom, 1,756 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Embrace the "Wow Factor" today! There's no need to delay your home-building journey when you can walk into the awe-inspiring two-story Modern Farmhouse meticulously designed by SYNERGY CUSTOM HOMES in 2022. Setting a new standard for urban living and leaving a lasting impression, this extraordinary residence is the dream home you've been anticipating, minus the hassles of construction and landscaping. Positioned within the vibrant inner-city community of Montgomery, in one of the most desirable locations, this property enjoys a serene setting along a tranquil, tree-lined avenue. Upon entering, you'll be welcomed by the exquisite features of this home, from the 8-foot doors to the wide plank engineered hardwood floors, all beneath lofty ceilings. The generously sized windows on the main floor fill the space with plenty of natural light, creating a warm and welcoming atmosphere. The dining area offers an abundance of room for hosting friends and family, seamlessly transitioning into the well-appointed kitchen. A suite of high-end stainless steel appliances, including a gas range, large island with waterfall quartz tops, and a generous amount of cupboard space await culinary enthusiasts here. Adjacent to the kitchen, the living room beckons with its inviting cozy gas fireplace, encased in exquisite tile, and complemented by custom built-ins. A patio door leads to your private landscaped backyard with a large concrete patio, while a mudroom provides a practical



buffer space from the oversized double-detached garage. Upstairs, three generously-sized bedrooms await, along with a convenient laundry room complete with cabinetry and laundry sink. The primary bedroom is a spacious retreat, boasting a luxurious 5-piece ensuite featuring a large custom-tiled rain shower, double sink vanity, heated tile flooring and luxurious freestanding tub. A walk-in closet with custom built-ins completes this haven. Descend to the fully finished lower level, where 9-foot ceilings create an inviting ambiance. This space is designed for entertainment, featuring a vast family room complete with a wet bar, an additional full bathroom, and a fourth bedroom. Additional amenities of this remarkable home includes A/C, designer pendant lighting, Window coverings and much more. This exquisite residence is ideally situated near the community's elementary school and within easy reach of public transportation, 16th Avenue, Market Mall, Children's Hospital, and Foothills Hospital. Don't miss the opportunity to make this stunning home yours!  Make sure to enjoy the 3D virtual tour (1901Sq.Ft on Builder plans)

Built in 2022

Essential Information

MLS® #	A2079491
Price	\$874,900
Sold Price	\$862,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,756
Acres	0.07
Year Built	2022

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4532 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0W4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2023
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Date Sold	October 20th, 2023
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office CENTURY 21 ELEVATE REAL ESTATE

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