

\$574,800 - 4720 21 Avenue Nw, Calgary

MLS® #A2109253

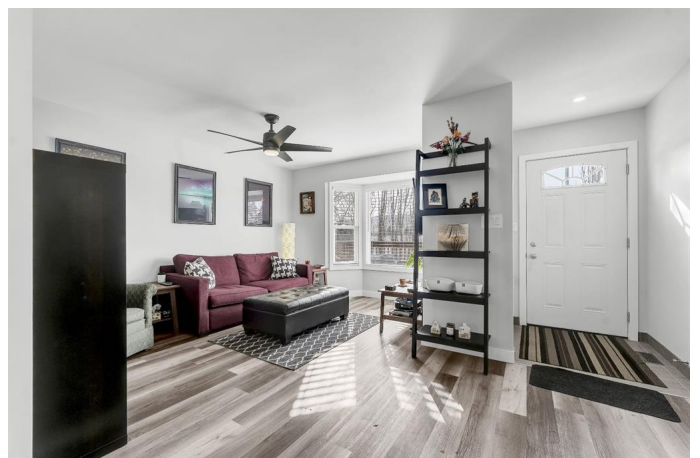
\$574,800

3 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

PRIME CENTRAL LOCATION NW YYC |
UPDATED | DETACHED | SEPARATE
ENTRANCE BASEMENT | ILLEGAL SUITE |
GREEN AREA IN FRONT - Great find for
investment or starter home in sought after NW
Montgomery Close to
schools/shopping/hospital/mall/DT.
Upgrades/features include: Newer windows,
Vinyl siding front, front deck, newer vinyl plank
floor, painted, flat ceiling, new
doors/baseboards/casings, newer kitchen, SS
Appliances, newer full bath up, added
insulation between upper bedrooms, newer
furnace & hot water tank (high efficiency!),
newer fencing, & so much more! Lots to love in
this quaint home, with a large deck in front
making the perfect place to hang out & enjoy
summer BBQs w/ sunny south facing front and
beautiful landscaping. Step inside to this
character 4 level split that has large windows
letting in tons of sunlight, you'll immediately
notice the updated interior. There is a living
area that overlooks the field in front, a kitchen
nook and best of all your all new kitchen to
enjoy your home cooked meals. The kitchen
features bright white cabinetry, two tone
modern tones, Cabinets to the ceiling, SS
appliances. Head upstairs, you'll find a fully
renovated full bath where no expense was
spared - gorgeous wainscoting with white tile,
vanity, and tile to ceiling in the bath/shower
leave you feeling like you are entering a spa.
There is 1 large bedroom, and 1 generous
bedroom to complete this level. Heading back



down, there is a private separate entrance to basement, which has its own separate (illegal) suite! Easily rentable to quality renters with this location. The lower levels features a very large bedroom, big windows, storage space, large living room, kitchen and full bath. This lovingly maintained residence will leave you feeling at home, and with modern updates that you can enjoy for many years to come this is move in ready. With this homes prime location across from field and tons of amenities (like hospital, large malls), renovations, illegal suite it makes a fantastic choice. This will not last - Book your viewing NOW!

Built in 1983

Essential Information

MLS® #	A2109253
Price	\$574,800
Sold Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4720 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b0w7

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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