

\$950,000 - 4726 21a Street Sw, Calgary

MLS® #A2111216

\$950,000

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.17 Acres

Garrison Woods, Calgary, Alberta

Exceptional Opportunity in Coveted Garrison Woods!

This is a rare, expansive corner lot, boasting an impressive 57' x 134', situated in the highly sought-after Garrison Woods neighbourhood. This remarkable property presents a myriad of possibilities, whether you're inclined to build your dream home or capitalize on its existing features. Alternatively, this fantastic bungalow serves as an excellent income generator with the flexibility offered by both a legal main level suite above a lower level illegal suite, offering the perfect live-up, rent-down scenario. Check out the renovated main level, where sophistication meets functionality. There is beautiful, warm hardwood flooring throughout, modern light fixtures and a chef's dream kitchen outfitted with quartz countertops, gas stove, stainless steel hood fan, refrigerator, and dishwasher, every detail exudes elegance. Gather around the expansive eat-up bar, creating memorable moments with family and friends. The modernized 4-piece bathroom boasts sleek cabinetry, a stylish sink, and custom tile work, while three spacious bedrooms provide ample accommodation for growing families. Outside, the vast yard beckons for outdoor enjoyment, offering ample space for a deck, patio, and recreational activities, ensuring endless possibilities for summer entertainment and relaxation. The lower level illegal suite, accessed through a separate entrance, welcomes with its open-concept layout. Discover a



well-appointed kitchen featuring fresh maple cabinetry, an eat-up countertop bar, stove and refrigerator. Laminate flooring enhances this lower main area, encompassing a generous dining room and inviting family room, perfect for hosting gatherings. Retreat to the sizeable 15'x 9' primary bedroom, complete with a renovated modern 4-piece bath, offering comfort and tranquility. Convenience meets practicality with a spacious laundry room equipped with separate sets of washer/dryer, enhancing the functionality of both upper and lower living spaces. Ideally situated close to schools, parks, arenas, and with swift access to downtown, this property epitomizes an exceptional investment opportunity, promising both lifestyle, convenience and potential financial gains.

Built in 1999

Essential Information

MLS® #	A2111216
Price	\$950,000
Sold Price	\$935,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4726 21a Street Sw
Subdivision	Garrison Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 5T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 13th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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