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4918 21 Avenue NW
Calgary, Alberta

MLS # A2352740

$979,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,936 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: n/a

** Open House, Saturday Nov 7 and Sunday Nov 8 , 12-2pm ** A refined interpretation of Scandinavian farmhouse design, this newly built Montgomery residence pairs clean architectural lines with warm natural materials and an exceptional level of custom finish. Offering 1,936 sq. ft. above grade and 2,781 sq. ft. of total developed living space, the home includes four bedrooms, three and a half bathrooms and a fully finished lower level. The main floor is bright, open and thoughtfully detailed. Wide-plank engineered white oak flooring extends throughout the principal living spaces, complemented by custom millwork, architectural wall treatments and extensive built-ins with integrated LED lighting. The living room centres around a gas fireplace framed by warm wood detailing and tile, with architectural beams overhead, while oversized windows fill the adjoining dining area with natural light. Designed as both a functional workspace and a visual focal point, the kitchen features upgraded cabinetry, an upgraded appliance package, built-in appliances, premium quartz countertops and a substantial waterfall island with seating for four. Carefully selected lighting, natural wood accents and Delta plumbing fixtures continue the home’s cohesive palette. Upstairs, the primary bedroom is paired with an ensuite designed around the bookends of the day: a bright, warm place to prepare in the morning and a private setting in which to slow down at night. Heated tile floors provide comfort underfoot, while the glass-enclosed walk-in shower includes a built-in bench and custom recessed niche. A freestanding soaker tub creates a separate place to pause and unwind. Two additional bedrooms, a full bathroom and a dedicated laundry room with extensive cabinetry, storage and a utility sink complete the upper level. The fully developed basement provides an expansive, open

recreation and entertaining area with a built-in wet bar, along with a generously sized fourth bedroom featuring a walk-in closet and an additional full bathroom. Outside, the landscaped backyard includes a concrete patio and exterior gas line, creating an inviting setting for summer dining and entertaining. A detached double garage, and fully landscaped front & back yards complete the property. The location offers convenient access to University District, Market Mall, Bowmont Park, Alberta Children’s Hospital, Foothills Medical Centre, the University of Calgary, the Bow River pathway system and Edworthy Park. .The adjoining residence at 4920 21 Avenue NW is also available for sale. Please inquire for further details.

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