



# 4905 21 Avenue Calgary Alberta

\$954,900

Legal suite has been approved by the city, with conditions. Minimal conditions left to satisfy before registration. Welcome to this stunning semi-detached gem, a nearly-new masterpiece located in West Upper Montgomery, a vibrant inner-city community. This elegant two-story home offers a seamless blend of contemporary design and luxurious comfort, ensuring a lifestyle of sophistication and ease. As you step inside, you'll be captivated by the expansive open-concept living space adorned with gleaming hardwood floors that flow throughout the main level. The heart of this home, the gourmet kitchen, boasts high-end stainless steel appliances, quartz countertops, and a generous island, perfect for culinary adventures and entertaining guests. The spacious living room, bathed in natural light, offers a cozy fireplace and large windows that frame the picturesque southwest-facing backyard. Step out onto your private deck to enjoy breathtaking views, perfect for sunset dinners or morning coffee amidst the tranquility of nature. Windows on the back and side of home have a special reflective film to protect the interior and keep the home cooler. Upstairs, the primary suite is a sanctuary of relaxation with a luxurious ensuite featuring a double vanity, a deep soaking tub, and a separate glass-enclosed shower. Two additional well-appointed bedrooms and a full bath provide ample space for family and guests. The fully finished walkout basement is a highlight of this home, featuring a legal secondary suite with a separate entrance. This versatile space includes a modern kitchen, a comfortable living area, a bedroom, and a full bathroom - ideal for rental income, in-laws, or a private guest retreat. Additional features include a double detached garage backing onto a paved alley, providing secure parking and extra storage, and a private backyard offering a serene escape from the hustle...

Kitchen 12.67 Ft x 5.92 Ft  
 Living room 18.92 Ft x 13.92 Ft  
 Furnace 17.50 Ft x 5.92 Ft  
 4pc Bathroom 8.75 Ft x 4.92 Ft  
 Bedroom 12.67 Ft x 11.50 Ft  
 Kitchen 16.33 Ft x 8.67 Ft

2pc Bathroom 5.83 Ft x 4.92 Ft  
 Laundry room 8.25 Ft x 5.33 Ft  
 4pc Bathroom 8.25 Ft x 4.92 Ft  
 5pc Bathroom 15.92 Ft x 8.67 Ft  
 Primary Bedroom 13.92 Ft x 12.75 Ft  
 Bedroom 12.08 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 14.17 Ft x 13.33 Ft

Bedroom 15.08 Ft x 9.92 Ft

Living room 19.92 Ft x 12.92 Ft