

# \$739,900 - 4808 21 Avenue Nw, Calgary

MLS® #A2207724

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Located in the well-established community of Montgomery, this raised bungalow offers flexibility and functionality with a spacious illegal suite and 2,400 square feet of total living area. Featuring four bedrooms, two full bathrooms, and separate laundry on each level, this home is ideal for multi-generational living or an income-generating opportunity. The main floor welcomes you with a roomy entryway and durable laminate flooring that flows throughout. Large windows bring in natural light, enhancing the bright and open feel of the living room. The kitchen and dining area are thoughtfully connected, creating a practical layout for daily life and gatherings. The kitchen is equipped with stone countertops, an island with seating, and generous cupboard and counter space. Two bedrooms are found on this level, including an expansive primary bedroom with room for a king-sized bed and more. A full four-piece bathroom and dedicated laundry area complete the main floor. The lower level, accessible through a separate entrance, feels open and inviting thanks to oversized windows that defy typical basement expectations. A second kitchen, dining area, two additional bedrooms, and a three-piece bathroom offer a comfortable setup for extended family or tenants. The lower level also includes its own laundry and additional storage space. Outside, the backyard is set up for enjoyment and ease with a covered deck, lower stone patio, fire pit, and large grassy area—ideal for entertaining,



gardening, or relaxing. A storage shed adds practicality, and the fully fenced yard offers privacy. With alley access and plenty of street parking, there's no shortage of room for vehicles. This location combines convenience with lifestyle. Steps from Terrace Road School and within walking distance to Safeway, you're also just minutes from the Bow River's walking and biking paths. The Alberta Children's Hospital, Foothills Hospital, and University of Calgary are all nearby, as are Market Mall and the ever-evolving shops, restaurants, and amenities of the University District. Commuting is made easy with quick access to 16th Avenue, and recreation is close by at Shouldice Athletic Park and Aquatic Centre. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 1953

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207724    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,204       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 4808 21 Avenue Nw |
|---------|-------------------|

|             |            |
|-------------|------------|
| Subdivision | Montgomery |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3B 0W9    |

### Amenities

|         |                 |
|---------|-----------------|
| Parking | None, On Street |
|---------|-----------------|

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Window Coverings              |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Exterior Entry, Finished, Full                                                                           |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco               |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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