

**4925 21 Avenue NW  
Calgary, Alberta**

**MLS # A2229112**



**\$879,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge (as is), window coverings (as is), garage door opener with one remote, TV mount, Bose speakers and sub

Welcome to this beautifully upgraded, contemporary 2-storey attached home, thoughtfully crafted by renowned builder Tri K Construction. Ideally situated just moments from the Bow River, Montalban Park, key amenities, and the University of Calgary &mdash; including the exciting new University District &mdash; this home offers the perfect fusion of location, lifestyle, and luxury. Blending modern design with urban convenience, this residence delivers an exceptional lifestyle in one of Calgary's most sought-after neighbourhoods. Step inside to a sun-filled, open-concept main floor that's been expertly designed to maximize natural light, flow, and function. Premium upgrades include rich hardwood flooring, designer lighting, and a gourmet chef's kitchen complete with granite countertops, high-end stainless steel appliances, custom cabinetry, and a large walk-in pantry &mdash; a rare find in attached homes. A generous island with built-in wine fridge makes entertaining a breeze. The open living and dining spaces are warm and inviting, anchored by a sleek gas fireplace and oversized windows that bathe the room in natural light. At the rear, you'll find a discreet powder room and access to the sunny south-facing backyard and private deck &mdash; a true outdoor oasis &mdash; along with a detached, insulated and drywalled garage, accessible via a rare paved alleyway. Upstairs, three generously sized bedrooms await, including a stunning primary retreat featuring soaring ceilings, oversized windows, a large walk-in closet, and a spa-inspired ensuite with double vanities, a glass walk-in shower, and luxurious soaker tub. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the floor. The fully finished basement offers incredible versatility, ideal for a home theatre, gym, family room, or guest suite. It includes an

additional bedroom, full bathroom, ample storage, and rough-ins for a future mini bar &mdash; ready to adapt to your lifestyle. Outside, enjoy low-maintenance landscaping, a private south-facing deck, and a cozy front patio &mdash; perfect for enjoying morning coffee or summer evenings. Located in a walkable, vibrant community, you&rsquo;re just minutes from river pathways, schools, cafes, shops, dining, transit, parks, and quick access to the mountains. Nakiska Ski Area is only 50 minutes away, making weekend getaways effortless. Whether you&rsquo;re a professional, academic, or investor seeking a high-quality property near the University, this exceptional home delivers on style, comfort, and location. Don&rsquo;t miss this rare opportunity!