



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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4427 21 Avenue NW  
Calgary, Alberta

MLS # A2230776



\$995,000

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, See Remarks		
Inclusions:	N/A		

Located on a 50 ft full-size lot in the heart of Montgomery, this beautifully updated bungalow offers the perfect blend of comfort, style, and functionality. Enjoy a sun-soaked south-facing backyard, ideal for relaxing or entertaining year-round. The main floor features three spacious bedrooms, including a primary suite with a full ensuite bathroom. All tiled areas are equipped with in-floor heating, ensuring cozy comfort throughout Calgary's seasons. The home was fully renovated in 2012, including updated attic insulation for improved energy efficiency. Downstairs, the professionally renovated basement (completed 2&ndash;3 years ago) offers versatile living space and comes equipped with built-in speakers&mdash;perfect for a home theatre or media room. The kitchen includes granite counters, island, a new gas stove and new dishwasher, making meal prep a breeze. Additional upgrades include air conditioning, a gas fireplace in the living area, and a heated double garage. Outdoor features include an RV pad, a fully fenced front and back yard, and a private south-facing outdoor space&mdash;perfect for kids, pets, or outdoor gatherings. This turnkey home in sought-after Montgomery offers modern amenities with classic charm&mdash;ready for you to move in and enjoy!