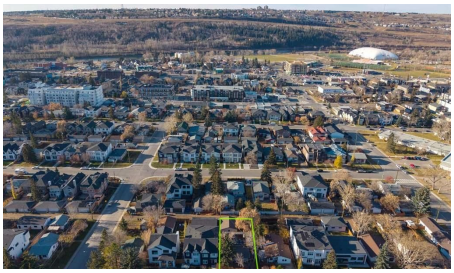
4615 21 Avenue NW

Calgary | Active | MLS® A2356765

$724,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1952**	**1,474 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

PRIME 50’ x 120’ BUILDING LOT | SOUTH-WEST REAR YARD | Incredible redevelopment site sitting right on a prime Montgomery Street. Surrounded by infills, this 50x120-foot parcel gives builders, developers, and investors a broad canvas to work with in one of Calgary's fastest-evolving inner-city pockets. The land holds the bulk of the value here, but the existing home works well as a holding property while you get plans and city permits finalized. Practical updates over the years include a brand-new furnace installed in January 2026, plus updated windows and a water heater from 2019. The home needs a new roof and some cosmetic work, making it best suited for immediate redevelopment. Out back, the lot opens to a private, southwest-facing yard that gets sun all day long. Locations like this don't come up often-you're minutes from Shouldice Park, the Bow River, Market Mall, U of C, and major medical hubs, with fast commuting routes via Crowchild and 16th Avenue. Give your favorite realtor a call!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356765
Bedrooms	2
Bathrooms	1
Year Built	1952
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,474 sq. ft.
Main Level Finished Area:	1,474 sq. ft.
Acreage:	No

Lot Area:	5,995 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	Northeast
Levels:	4 Level Split
Total Rooms Above Grade:	5
Year built:	1952 (Age: 74)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4994GI
Heating:	Central, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle, Flat, Membrane
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Alley Access, Double Garage Detached, Gravel Driveway
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 11'10" × 11'10" ·
Main Floor	Kitchen · 24'7" × 9'2" ·
Main Floor	Bedroom - Primary · 12'2" × 11'10" ·
Main Floor	Dining Room · 11'6" × 11'2" ·
Main Floor	Living Room · 25'3" × 19' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4615-21-avenue-nw-calgary-a2356765/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.