

\$1,300,000 - 4707 21 Street Sw, Calgary

MLS® #A2247651

\$1,300,000

5 Bedroom, 4.00 Bathroom, 2,106 sqft

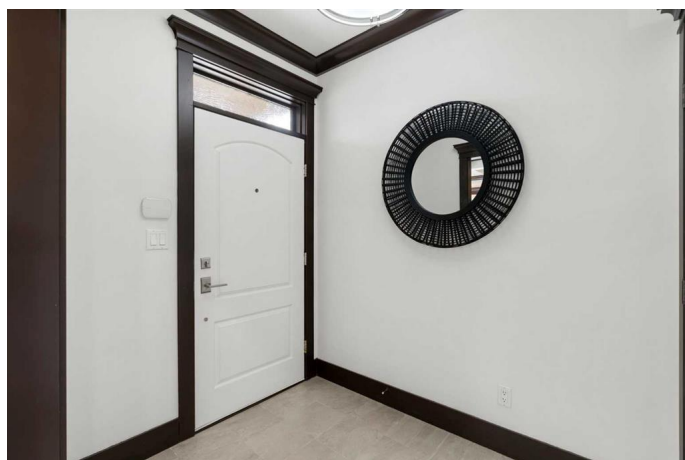
Residential on 0.08 Acres

Garrison Woods, Calgary, Alberta

Tucked away on a quiet cul-de-sac, this inner-city detached infill offers the rarest of combinations – privacy beside a mature treed park and playground, yet walking distance to everything. All levels of schooling, including French immersion, are just steps away, along with premier sports and leisure facilities: indoor and outdoor swimming pools, hockey and curling rinks, athletic fields, soccer and football fields, sailing, rowing, kayaking, golf courses, biking trails, and Pilates studios. You™re also a short stroll to North Glenmore Park, grocery stores, and the vibrant energy of Marda Loop.

From the moment you step inside, walnut hardwood floors, nine-foot ceilings, and custom built-in cabinetry set the tone. The curved staircase and bright coffered ceiling in the main living room add elegance, while a double-sided gas fireplace creates warmth and connection. The chef™s kitchen is equipped with a Wolf gas range, Sub-Zero refrigerator, under-cabinet and accent lighting, a beverage fridge, three large lazy Susans, upgraded pull-out drawers, and smartly designed storage throughout.

The rear mudroom is a functional dream – lockers, a built-in desk, pantry and a dog wash/shower make daily life effortless. Upstairs, the primary suite is a true retreat with a tray ceiling and mood lighting, two walk-in closets with custom cabinetry, and a spa



ensuite boasting a steam shower, dual rain heads, and spray system.

Downstairs, the fully finished basement offers a theatre room, a flex room which can serve as an office or playroom, two more bedrooms, and a four-piece bathroom. Comfort is built-in with air conditioning, in-floor heating throughout, a whole-home indoor/outdoor music system, water softener, and a programmable automated underground watering system for the front garden, porch and backyard.

Outdoors, enjoy a fully fenced, flat west-facing backyard with a large, sun-filled deck with a gas line for the included BBQ plus a lower patio area – perfect for entertaining. The gorgeous perennial gardens and landscaping create amazing curb appeal. The paved alley leads to an insulated, heated double detached garage with built-in shelving and an extra fridge and freezer. The exterior of the house and garage feature Hardie board siding and new (2023) upgraded hail/wind-proof roof shingles.

This is more than a home. It’s a statement of comfort, quality, and connection.

Built in 2007

Essential Information

MLS® #	A2247651
Price	\$1,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.08
Year Built	2007

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4707 21 Street Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5T3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	Bar, Bookcases, High Ceilings, Steam Room
Appliances	See Remarks
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	7

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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