

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

MLS® #A2247651

\$1,300,000

5 Bedroom, 4.00 Bathroom, 2,106 sqft

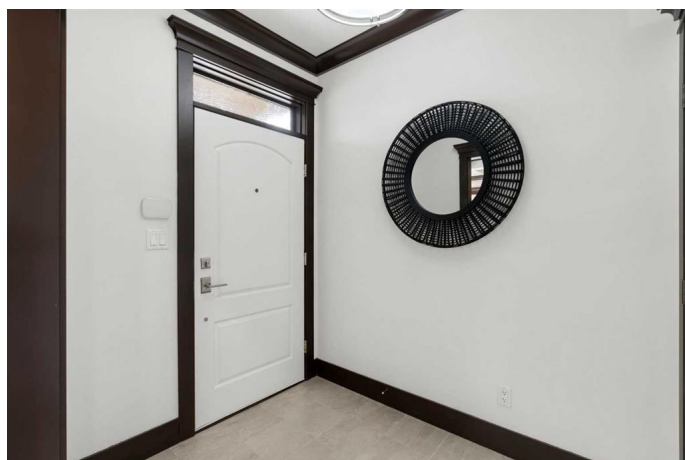
Residential on 0.08 Acres

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	6

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.