



THE
A-TEAM

**RE/MAX
FIRST**

5030 21A Street, Calgary T2T 5C3

MLS® #: **A2111157**

Area: **Altadore**

Listing Date: **04/09/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,272 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,154**
Low Sqft:
Ttl Sqft: **2,154**

DOM

40

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Garage Control(s), Gas Stove, Gas Water Heater, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Stone Counters, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	22`0" x 8`7"	Dining Room	Main	14`9" x 13`0"
Living Room	Main	19`3" x 11`3"	Family Room	Basement	23`1" x 14`7"
Laundry	Upper	5`8" x 5`1"	Mud Room	Main	9`6" x 6`5"
Bedroom - Primary	Upper	18`2" x 13`4"	Bedroom	Upper	11`0" x 10`11"
Bedroom	Upper	11`0" x 10`10"	Bedroom	Basement	13`2" x 13`0"
2pc Bathroom	Main		4pc Bathroom	Basement	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	
Legal/Tax/Financial					

Title:
Fee Simple

Legal Desc:
1952AD

Zoning:
R-C2

Remarks

Pub Rmks:

MODERN SINGLE FAMILY HOME | RARE ATTACHED DOUBLE GARAGE | CORNER LOT | HIGH END FINISHES + JENN AIR APPLIANCE PACKAGE | WALKING DISTANCE TO GREAT SCHOOLS & AMENITIES | This stunning luxury home is located in the highly sought-after Marda Loop community of Altadore, offering an impressive 3100 square feet of living space designed for exceptional entertaining. Every detail has been meticulously considered, with the interior boasting 10-foot ceilings, a chef-caliber kitchen, spacious dining area, inviting great rooms, a beautifully appointed primary suite, and an attached garage. As you arrive, the modern curb appeal catches your eye, and you'll appreciate the convenience of having all amenities within close proximity. Step inside, and you'll be instantly captivated by the contemporary finishes that effortlessly combine sophistication with comfort. The open main floor allows natural light to flood the space, flowing seamlessly from the front foyer to the living room, the sophisticated kitchen and the dining room which leads to the attached garage via the mudroom all adorned with custom built-ins. This chef's kitchen is a dream, featuring a waterfall quartz counter, stainless steel hood fan, top-of-the-line appliances \$30,000 Jenn Air Appliances, oversized island and a wine fridge. Making your way up the modern glass staircase, graced with skylight and high ceilings, you'll discover the smart second floor housing three bedrooms and a convenient laundry room. The primary suite is a luxurious retreat, boasting a custom walk-in closet, a bright ensuite with twin sinks, a standalone tub, and an oversized glass shower. Completing the second floor are two additional well-sized bedrooms with ample closet space, a full bathroom, and an upper floor laundry for added convenience. Heading to the lower level, you'll be delighted to find an entertaining space, an elegant bar, a fourth bedroom with a walk-in closet, a three-piece bath, and abundant storage space. Live in Calgary's highly sought-after Marda Loop, a modern and established inner-city community that offers quick access to all parts of the city. Don't delay the opportunity to make your dream home a reality—now is your time to seize it!

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









