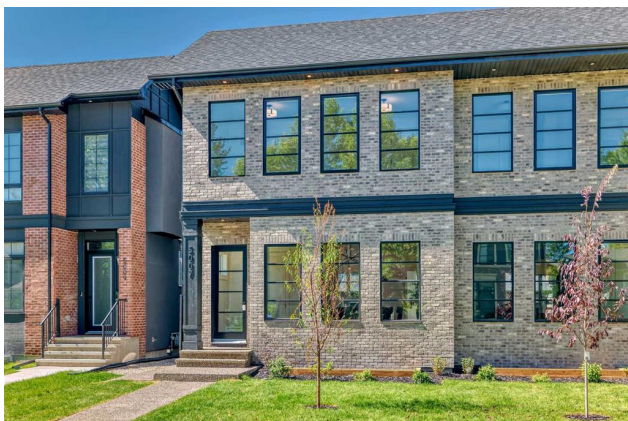




**5007 21A Street, Calgary T2T 5C4**

MLS®#: **A2160502** Area: **Altadore** Listing **08/30/24** List Price: **\$1,258,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

DOM

**144**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.0 (3 2)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Brick**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	23`0" x 27`4"	Dining Room	Main	44`7" x 38`0"
Other	Main	9`7" x 22`5"	Kitchen With Eating Area	Main	41`0" x 88`7"
Living Room	Main	37`6" x 62`7"	Mud Room	Main	31`9" x 16`5"
Other	Main	33`1" x 47`10"	Walk-In Closet	Upper	28`2" x 18`7"
Bedroom - Primary	Upper	44`0" x 39`8"	Walk-In Closet	Upper	24`10" x 16`5"
6pc Ensuite bath	Upper	63`2" x 22`8"	Other	Upper	13`1" x 12`0"

**Laundry** Upper 27`11" x 20`3"  
**Bedroom** Upper 30`7" x 44`0"  
**Walk-In Closet** Basement 16`8" x 25`2"  
**Laundry** Basement 10`8" x 9`10"  
**Kitchen** Basement 27`8" x 17`3"  
**4pc Bathroom** Basement 16`2" x 33`4"  
**Walk-In Closet** Basement 13`5" x 42`11"  
**2pc Bathroom** Main 21`1" x 17`3"

**4pc Bathroom**  
**Bedroom**  
**Bedroom**  
**Family Room**  
**Furnace/Utility Room**  
**Bedroom**  
**2pc Bathroom**

**Upper** 27`8" x 16`2"  
**Upper** 32`3" x 37`2"  
**Basement** 42`5" x 35`0"  
**Basement** 39`1" x 27`11"  
**Basement** 27`8" x 32`3"  
**Basement** 43`3" x 32`7"  
**Main**

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1952AD**

Zoning: **R-C2**

Remarks

**Pub Rmks:** **\*\* OPEN HOUSE: Saturday, Jan. 25th 3-5pm \*\* Welcome to 5007 21A Street, a stunning modern family home with 5 bedrooms, 3.5 bathrooms and a legal basement suite. As you enter, you're greeted by a bright dining room and an open-concept floor plan that effortlessly connects to the gourmet kitchen. This chef's paradise boasts high-end appliances, quartz countertops, full-height cabinetry, a full-sized island, and a convenient coffee bar. The spacious living room, complete with high ceilings and a cozy gas fireplace, offers an inviting atmosphere, while built-ins with a desk provide practical workspace. Double patio doors lead to the back deck, enhancing indoor-outdoor living. The main floor also includes a mudroom and a stylish powder room. Upstairs, the luxurious primary bedroom features its own coffee bar, his and hers walk-in closets, and a spa like 5-piece ensuite with a soaking tub, double vanity, and walk-in shower, offering a relaxing sanctuary. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete this level. The basement legal suite includes two bedrooms with its own walk-in closets, a full bathroom, a full kitchen, and a living room, making it perfect for extended family or as a rental opportunity. The home's exterior showcases a timeless brick façade, and the fully fenced and landscaped backyard offers a private retreat for outdoor activities. A double car garage adds to the home's convenience and practicality. Situated close to the trendy amenities, restaurants, and shops of Marda Loop, this property harmoniously blends elegance with functionality, offering a stylish and comfortable living environment for every lifestyle. Book your showing today!**

**Inclusions:** **Basement Suite Refrigerator, Basement Suite Stove, Basement Suite Microwave, Basement Suite Dishwasher, Basement Suite Washer & Dryer**  
**Property Listed By:** **eXp Realty**

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

