

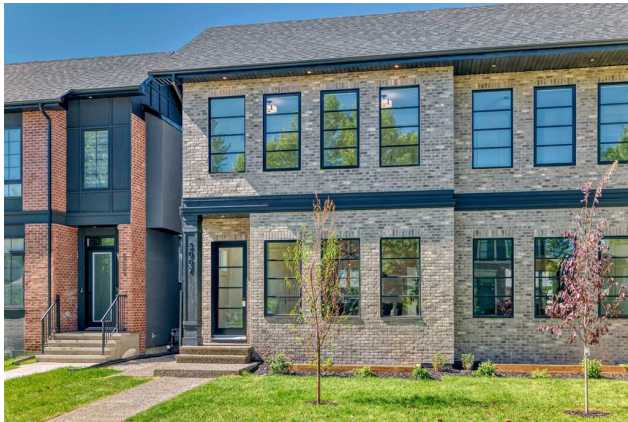


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**

Finished Floor Area  
 Abv Sqft: **1,947**  
 Low Sqft:  
 Ttl Sqft: **1,947**

DOM

**95**  
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)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`0" x 8`4"	Dining Room	Main	13`7" x 11`7"
Other	Main	2`11" x 6`10"	Kitchen With Eating Area	Main	12`6" x 27`0"
Living Room	Main	11`5" x 19`1"	Mud Room	Main	9`8" x 5`0"
Other	Main	10`1" x 14`7"	Walk-In Closet	Upper	8`7" x 5`8"
Bedroom - Primary	Upper	13`5" x 12`1"	Walk-In Closet	Upper	7`7" x 5`0"
6pc Ensuite bath	Upper	19`3" x 6`11"	Other	Upper	4`0" x 3`8"

Laundry  
 Bedroom  
 Walk-In Closet  
 Laundry  
 Kitchen  
 4pc Bathroom  
 Walk-In Closet  
 2pc Bathroom

Upper 8`6" x 6`2"  
 Upper 9`4" x 13`5"  
 Basement 5`1" x 7`8"  
 Basement 3`3" x 3`0"  
 Basement 8`5" x 5`3"  
 Basement 4`11" x 10`2"  
 Basement 4`1" x 13`1"  
 Main 6`5" x 5`3"

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

Upper 8`5" x 4`11"  
 Upper 9`10" x 11`4"  
 Basement 12`11" x 10`8"  
 Basement 11`11" x 8`6"  
 Basement 8`5" x 9`10"  
 Basement 13`2" x 9`11"  
 Main

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1952AD

Zoning: R-C2

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Thur, Nov. 28th 2-4pm and Sat, Nov. 30th 1-3pm \*\* 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**

