



THE
A-TEAM

**RE/MAX
FIRST**

5222 21 Street, Calgary T3E 1S1

MLS®#: **A2161482** Area: **North Glenmore Park** Listing Date: **08/29/24** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Level**
 Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,783**
 Low Sqft:
 Ttl Sqft: **1,783**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 19`10"	Dining Room	Main	13`10" x 13`10"
Kitchen	Main	18`1" x 13`3"	2pc Bathroom	Main	5`3" x 5`1"
Bedroom - Primary	Upper	11`11" x 12`9"	4pc Ensuite bath	Upper	5`8" x 13`9"
Walk-In Closet	Upper	8`0" x 6`2"	Laundry	Upper	8`0" x 5`11"
4pc Bathroom	Upper	8`0" x 4`11"	Bedroom	Upper	8`10" x 15`3"
Bedroom	Upper	8`9" x 12`11"	Game Room	Basement	17`4" x 14`5"
4pc Bathroom	Basement	7`6" x 4`11"	Bedroom	Basement	11`0" x 11`9"

Walk-In Closet

Basement

6`1" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc:

2411244

Remarks

Pub Rmks:

Welcome to North Glenmore Park! This stunning BRAND NEW Townhome features over 2700 ft.² of developed living space on a WIDE floor plan. Stylish and modern with unique designer details sets this home apart from the rest. Large west facing windows, engineered hardwood flooring, Stainless Steel appliances, designer light fixtures, high ceilings, quartz counters and so much more! Upstairs you will find 3 generous bedrooms including the Master Suite which features a large walk-in closet complete with closet organizer. The master ensuite bathroom features an oversized tile and glass shower and double vanity. The fully developed basement offers a 4th bedroom, full bathroom and a wet bar. This is the perfect space for family time or entertaining! The private outdoor living space is ready for you to enjoy! The large deck can easily accommodate an outdoor furniture set as well as a barbeque area. You have your own private single car garage Located close to parks and pathways, the North Glenmore Athletic Park and community pool, as well as the tennis dome. You don't want to miss this opportunity!

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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