



THE
A-TEAM

**RE/MAX
FIRST**

5024 21A Street, Calgary T2T5C3

MLS®#: **A2164803** Area: **Altadore** Listing Date: **09/13/24** List Price: **\$899,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Calgary** Abv Sqft: **2,475**
 Year Built: **2012** Low Sqft:
 Lot Information Ttl Sqft: **2,475**
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Lawn,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Paved**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt** Construction: **Stucco**
 Heating: **Central** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Instant Hot Water,Microwave,Range Hood,Tankless Water Heater,Washer,Water Conditioner,Water Purifier,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`10" x 11`10"	Kitchen With Eating Area	Main	15`7" x 12`7"
Living Room	Main	15`1" x 12`2"	2pc Bathroom	Main	5`6" x 5`2"
Bedroom - Primary	Second	13`9" x 14`3"	5pc Ensuite bath	Second	12`9" x 10`9"
Bedroom	Second	10`10" x 9`5"	Bedroom	Second	10`0" x 10`2"
4pc Bathroom	Second	4`10" x 11`0"	Media Room	Lower	14`2" x 20`9"
Bedroom	Lower	12`11" x 10`3"	4pc Bathroom	Lower	5`2" x 8`6"

Nook Lower 4`3" x 8`0" **Furnace/Utility Room** Lower 8`5" x 11`9"
 Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: 1952AD

Remarks

Pub Rmks: **This gorgeous luxury home is located in the coveted community of Altadore. Featuring a great functional layout with home office or dining area at the front, a central kitchen with eating bar, a living room with double doors leading to the back deck & yard and a separate back door entrance mudroom. The main level boasts 9 foot tall ceilings, 8 foot tall solid core interior doors, glass railings going up & downstairs, a chef inspired kitchen with high end appliances, tall glossy cabinets to the ceiling, quartz counter tops, reverse osmosis water tap, gas fireplace and built in living room cabinetry for an entertainment system. Upper level features 3 bedrooms, laundry room, a private balcony with a blossoming tree off the master bedroom, a luxury ensuite retreat with 2 person steam shower, jetted tub, heated floors, dual sink vanity and water closet. The fully finished basement boasts 9 foot tall ceilings, in floor radiant heat, large media room, built in wet bar, 4th bedroom, full bathroom and utility room. Backyard is an oasis with trees, shrubs, raised garden bed, natural gas outlet for BBQ and a maintenance free deck ready for relaxation. The double garage is insulated and opens to a paved back alley. Extra features in the home are Hunter Douglas window coverings, retractable phantom screens on the patio & balcony doors, central air (2021), tankless hot water on demand (2023), Kinetico water softener, central vacuum, 3/4" newly refinished maple hardwood, built in cabinetry to accommodate a 65" TV, stairway path lighting system going upstairs & downstairs, wiring for music throughout the home and a maintenance free front yard featuring pine straw, mature trees, and shrubs. Altadore is a mature community with beautiful tree lined streets, River park, Sandy Beach, excellent private & public schools, transit and easy access to downtown and all amenities.**

Inclusions: N/A
 Property Listed By: CIR Realty

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











