



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5224 21 Street, Calgary T3E 1S1**

MLS®#: **A2176784**

Area: **North Glenmore Park**

Listing Date: **11/01/24**

List Price: **\$799,900**

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

Finished Floor Area

Abv Sqft:

**1,746**

Low Sqft:

Ttl Sqft:

**1,746**

Lot Sz Ar:

Lot Shape:

DOM

**20**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped,Other,Private,See Remarks  
Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**  
Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`1" x 9`4"
Dining Room	Main	14`0" x 13`7"
Kitchen	Main	12`1" x 13`2"
Bedroom	Upper	8`11" x 14`9"
Laundry	Upper	8`3" x 5`11"
4pc Ensuite bath	Upper	5`2" x 13`5"
Bedroom	Basement	11`2" x 11`10"

Room	Level	Dimensions
Living Room	Main	13`7" x 19`11"
2pc Bathroom	Main	5`0" x 5`6"
Bedroom	Upper	8`5" x 12`11"
4pc Bathroom	Upper	8`3" x 4`9"
Bedroom - Primary	Upper	12`0" x 12`9"
Walk-In Closet	Upper	8`3" x 7`2"
4pc Bathroom	Basement	8`1" x 5`0"

<b>Game Room</b>	<b>Basement</b>	<b>17`8" x 16`4"</b>	<b>Hall</b>	<b>Basement</b>	<b>7`7" x 16`10"</b>
			Legal/Tax/Financial		

Condo Fee: <b>\$200</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R-CG</b>	
Legal Desc:	<b>2411244</b>				

			Remarks		
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Pub Rmks:	<p><b>Discover this stunning BRAND NEW Townhome offering over 2700 ft.<sup>2</sup> of beautifully designed living space on a rare WIDE floor plan in North Glenmore Park! With modern flair and unique designer touches, this home truly stands out. Highlights include: Large west facing windows, engineered hardwood flooring, High-end Stainless Steel appliances, designer lighting, 9ft ceilings, vaulted ceiling in Master &amp; sleek quartz countertops. Upstairs you will find 3 generous bedrooms including the Master Suite with a walk-in closet and luxurious ensuite featuring an oversized tile and glass shower with double vanity. Need extra space? The fully developed basement offers a 4th bedroom, full bathroom and a wet bar -perfect space for hosting guests or enjoying family time. Step outside to your private deck and enjoy the large outdoor living space, complete with a BBQ hookup. Plus, a single car garage for added convenience! Located close to parks and pathways, the North Glenmore Athletic Park and community pool, as well as the tennis dome. This is an opportunity you won't want to miss! Contact to book your viewing today!</b></p>				
Inclusions:	<b>N/A</b>				
Property Listed By:	<b>Century 21 Bravo Realty</b>				

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





















