



THE
A-TEAM

**RE/MAX
FIRST**

5006 21A Street, Calgary T2T 5C3

MLS®#: **A2177526**

Area: **Altadore**

Listing Date: **11/08/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

13
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

Construction:
Brick
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)**
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	7`3" x 4`6"	Dining Room	Main	12`10" x 11`0"
Kitchen With Eating Area	Main	18`6" x 12`0"	Living Room	Main	14`6" x 13`0"
Mud Room	Main	8`1" x 5`1"	Other	Main	20`8" x 10`0"
Bedroom	Upper	11`8" x 10`0"	Bedroom	Upper	10`6" x 11`7"
Walk-In Closet	Upper	5`7" x 4`6"	4pc Bathroom	Upper	9`3" x 5`0"
4pc Bathroom	Upper	9`3" x 5`0"	Laundry	Upper	9`3" x 5`8"
Walk-In Closet	Upper	9`3" x 7`1"	Bedroom - Primary	Upper	13`6" x 13`4"
5pc Ensuite bath	Upper	19`0" x 6`9"	Furnace/Utility Room	Basement	5`9" x 10`4"
Bedroom	Basement	10`4" x 10`3"	Kitchen	Basement	11`7" x 13`1"

4pc Bathroom
Laundry

Basement
Basement

9'6" x 5'0"
5'6" x 5'0"

Bedroom

Basement

9'6" x 12'10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1952AD

Zoning:
R-C2

Remarks

Pub Rmks:

**** OPEN HOUSE: Sunday, November 17th 2-4pm ** Welcome to 5006 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! Property is under construction and will be completed in 3-4 weeks.**

Inclusions:
Property Listed By:

**Basement Suite Refrigerator, Basement Suite Stove, Basement Suite Microwave, Basement Suite Dishwasher
eXp Realty**

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



ADDRESS:
5006, 5006S, 5008, 5008B 21A ST SW
CALGARY, ALBERTA



BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
PREPARED BY:
DIP WOOD, 6032 52 ST SE

ADDRESS:
5006, 5006S, 5008, 5008B 21A ST SW
CALGARY, ALBERTA



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
PREPARED BY:
DIP WOOD, 6032 52 ST SE

9'-0" BASEMENT FLOOR

10'-1 1/8" MAIN FLOOR

ADDRESS:
506 5068 5068 5068 21A ST SW
CALGARY, ALBERTA



UPPER FLOOR

UPPER FLOOR

1/4" = 1'-0" UPPER FLOOR

UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
DATE: 2023-11-15