



THE
A-TEAM

**RE/MAX
FIRST**

5006 21A Street, Calgary T2T 5C3

MLS® #: **A2177526**

Area: **Altadore**

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

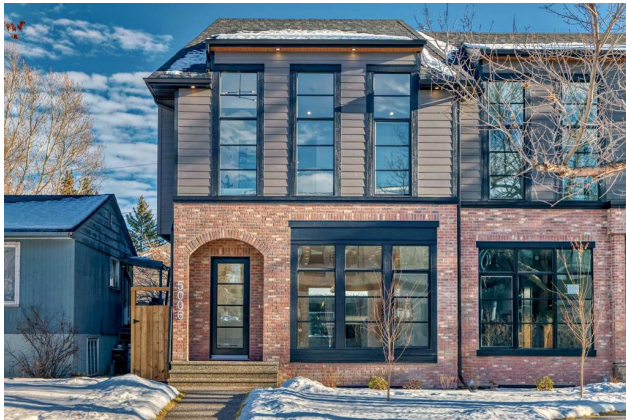
List Price: **\$1,299,000**

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:

Finished Floor Area

Abv Sqft:

1,982

Low Sqft:

Ttl Sqft:

1,982

DOM

158

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot,Street Lighting
Double Garage Detached**

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

Room

Entrance

Kitchen With Eating Area

Mud Room

Bedroom

Walk-In Closet

Laundry

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

23`9" x 14`9"

60`8" x 39`4"

26`6" x 16`8"

38`3" x 32`10"

18`4" x 14`9"

30`4" x 18`7"

Room

Dining Room

Living Room

Other

Bedroom

4pc Bathroom

Walk-In Closet

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

42`1" x 36`1"

47`7" x 42`8"

67`10" x 32`10"

34`5" x 38`0"

30`4" x 16`5"

30`4" x 23`3"

Bedroom - Primary
Furnace/Utility Room
Kitchen
Bedroom
2pc Bathroom

Upper
Basement
Basement
Basement
Main

44`3" x 43`9"
18`10" x 33`11"
38`0" x 42`11"
31`2" x 42`1"
16`5" x 16`8"

5pc Ensuite bath
Bedroom
4pc Bathroom
Laundry

Upper
Basement
Basement
Basement

62`4" x 22`2"
33`11" x 33`8"
31`2" x 16`5"
18`1" x 16`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1952AD

Remarks

Pub Rmks: **** OPEN HOUSE: Wednesday, Apr. 9th 3-5pm ** Welcome to 5006 21A Street, a stunning modern family home with 5 bedrooms and 3.5 bathrooms. 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 with built-ins. 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 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 includes two bedrooms with its own walk-in closets, a full bathroom, and a living room. 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**

Property Listed By: **eXp Realty**

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

