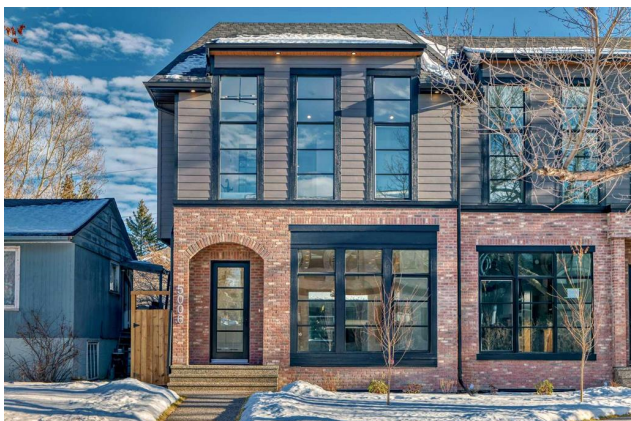




5006 21A Street, Calgary T2T 5C3

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**

Finished Floor Area
 Abv Sqft: **1,982**
 Low Sqft:
 Ttl Sqft: **1,982**

DOM

74
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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"
Laundry	Upper	9`3" x 5`8"	Walk-In Closet	Upper	9`3" x 7`1"

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

Upper
Basement
Basement
Basement
Main

13`6" x 13`4"
5`9" x 10`4"
11`7" x 13`1"
9`6" x 12`10"
5`0" x 5`1"

5pc Ensuite bath
Bedroom
4pc Bathroom
Laundry

Upper
Basement
Basement
Basement

19`0" x 6`9"
10`4" x 10`3"
9`6" x 5`0"
5`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1952AD

Zoning:
R-C2

Remarks

Pub Rmks: **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 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 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!**

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











