



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5006 21A Street, Calgary T2T 5C3**

MLS®#: **A2177526**

Area: **Altadore**

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

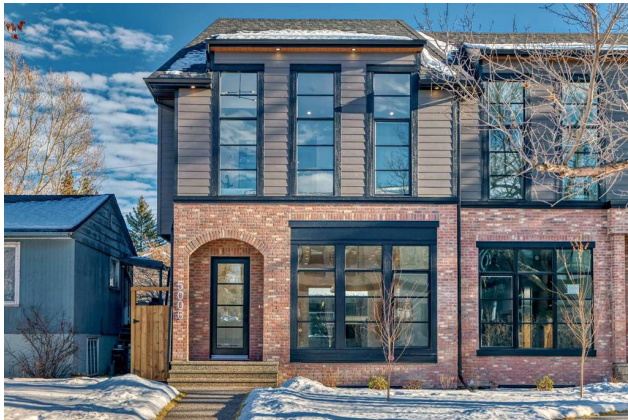
List Price: **\$1,299,000**

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**

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

DOM

**43**  
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>
<b>Entrance</b>	<b>Main</b>	<b>7`3" x 4`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>18`6" x 12`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`1" x 5`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`7" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 13`0"</b>
<b>Other</b>	<b>Main</b>	<b>20`8" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 5`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`3" x 5`8"</b>

Walk-In Closet  
5pc Ensuite bath  
Bedroom  
4pc Bathroom  
Laundry

Upper  
Upper  
Basement  
Basement  
Basement

9`3" x 7`1"  
19`0" x 6`9"  
10`4" x 10`3"  
9`6" x 5`0"  
5`6" x 5`0"

Bedroom - Primary  
Furnace/Utility Room  
Kitchen  
Bedroom

Upper  
Basement  
Basement  
Basement

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1952AD**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**\*\* OPEN HOUSE: Sat. Dec 14 12-3pm\*\* 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**



















