



THE
A-TEAM

**RE/MAX
FIRST**

5020 21A Street, Calgary T2T 5C3

MLS® #: **A2179718**

Area: **Altadore**

Listing Date: **11/17/24**

List Price: **\$1,498,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,000 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,992**
Low Sqft:
Ttl Sqft: **1,992**

DOM

137
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Metal Siding ,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`6" x 16`0"
Kitchen	Main	22`3" x 8`10"
2pc Bathroom	Main	5`6" x 5`0"
Walk-In Closet	Upper	13`0" x 5`10"
Laundry	Upper	5`10" x 7`9"
Walk-In Closet	Upper	5`0" x 4`4"
Bedroom	Upper	12`0" x 9`8"
Bedroom	Lower	10`0" x 12`1"
Storage	Lower	6`0" x 10`7"
Office	Lower	7`9" x 11`4"

Room	Level	Dimensions
Mud Room	Main	4`11" x 5`0"
Dining Room	Main	16`0" x 10`7"
Walk-In Closet	Upper	7`6" x 4`0"
5pc Ensuite bath	Upper	11`10" x 9`7"
4pc Bathroom	Upper	5`4" x 9`7"
Bedroom	Upper	17`6" x 9`7"
Walk-In Closet	Upper	6`6" x 6`2"
4pc Bathroom	Lower	5`0" x 10`7"
Game Room	Lower	20`0" x 14`6"
Bedroom - Primary	Upper	15`0" x 11`7"

Title: **Fee Simple**
Legal Desc: **1952AD**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome home to 5020 21A St SW in the stunning location of Altadore. This home is planned with ingenuity and built with integrity by Homes by Mountain View and the interior is designed by House of Bishop. and is currently under construction and offers top-notch finishes & features, including over 2800 sq ft of living space across 4 beds & 5 baths. Upon entry you are welcomed into the open-concept main floor features a chef's inspired kitchen, and a huge island with ample bar seating, along with a spacious living room. Finishing off this level, the large dining room a 2 piece powder room, and a mud room. Continued up the stairs to the upper level you will find the spacious primary bedroom, with an impressive his and her walk in closets, as well as a spa-like 5-piece ensuite with dual sinks, a soaker tub, and a standing shower! Both additional bedrooms have their walk-in closets, one with its 2-piece bath, which is bright and generously sized sharing the 4-piece main bathroom. Downstairs, the fully developed basement offers your family a large entertainment area, with a wet bar. The 4th bedroom is perfect for a guest bedroom and a 4-piece bathroom! Finishing off this floor is a pocket office! . Ideally located close by are the multitude of amenities, restaurants and shops throughout trendy Marda Loop. This sophisticated new build has been meticulously constructed and exceptionally well planned out to include every modern luxury plus an unbeatable location in the heart of trendy Altadore. Book your viewing today!**

Inclusions: **REFRIGERATOR, HOOD FAN, DISHWASHER, STOVE, GARAGE CONTROL, GARAGE REMOTE, WASHER, DRYER**

Property Listed By: **Century 21 Bravo Realty**

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



