



THE
A-TEAM

**RE/MAX
FIRST**

5224 21 Street, Calgary T3E 1S1

MLS®#: **A2187920**

Area: **North Glenmore Park** Listing **01/15/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary** Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **Finished Floor Area**
Lot Shape: **Abv Sqft: 1,746**
Low Sqft:
Ttl Sqft: 1,746

Access:
Lot Feat: **Landscaped,Other,Private,See Remarks**
Park Feat: **Single Garage Detached**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`1" x 9`4"	Living Room	Main	13`7" x 19`11"
Dining Room	Main	14`0" x 13`7"	2pc Bathroom	Main	5`0" x 5`6"
Kitchen	Main	12`1" x 13`2"	Bedroom	Upper	8`5" x 12`11"
Bedroom	Upper	8`11" x 14`9"	4pc Bathroom	Upper	8`3" x 4`9"
Laundry	Upper	8`3" x 5`11"	Bedroom - Primary	Upper	12`0" x 12`9"
4pc Ensuite bath	Upper	5`2" x 13`5"	Walk-In Closet	Upper	8`3" x 7`2"
Bedroom	Basement	11`2" x 11`10"	4pc Bathroom	Basement	8`1" x 5`0"

Game Room

Basement

17` 8" x 16` 4"

Hall
Legal/Tax/Financial

Basement

7` 7" x 16` 10"

Condo Fee:
\$200

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2411244**

Remarks

Pub Rmks: **CENTRALLY LOCATED! LOCATION is as impressive as the living spaces! Discover this stunning BRAND NEW Townhome, built over 2 floors + basement level, this RARE townhouse offers over 2700 ft.² of beautifully designed living space on a rare WIDE floor plan in North Glenmore Park, is not the average townhome! PLENTY OF LIVING SPACE! With modern flair and unique designer touches, this home truly stands out. Highlights include: Fully fenced and landscaped with FRONT & BACKYARD space, Large west facing windows, engineered hardwood flooring, High-end Stainless Steel appliances, designer lighting, 9ft ceilings, vaulted ceiling in Master & sleek quartz countertops. Upstairs you will find 3 generous bedrooms including the Master Suite with a walk-in closet and luxurious ensuite featuring an oversized tile and glass shower with double vanity. Need extra space? The fully developed basement offers a 4th bedroom, full bathroom and a wet bar -perfect space for hosting guests or enjoying family time. Step outside to your private deck and enjoy the large outdoor living space, complete with a BBQ hookup. Plus, a single car garage for added convenience! Located close to parks and pathways, the North Glenmore Athletic Park and community pool, as well as the tennis dome. This is an opportunity you won't want to miss! Contact to book your viewing today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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













