



THE
A-TEAM

**RE/MAX
FIRST**

5222 21 Street, Calgary T3E 1S1

MLS®#: **A2198677** Area: **North Glenmore Park** Listing Date: **03/03/25** List Price: **\$769,900**
 Status: **Pending** 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:
 Lot Shape:

DOM

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

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, 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
2pc Bathroom	Main	5`3" x 5`1"	Dining Room	Main	13`10" x 13`10"
Kitchen	Main	18`1" x 13`3"	Living Room	Main	18`1" x 19`10"
4pc Bathroom	Upper	8`0" x 4`11"	4pc Ensuite bath	Upper	5`8" x 13`9"
Bedroom	Upper	8`10" x 15`3"	Bedroom	Upper	8`9" x 12`11"
Laundry	Upper	8`0" x 5`11"	Bedroom - Primary	Upper	11`11" x 12`9"
4pc Bathroom	Basement	7`6" x 4`11"	Bedroom	Basement	11`0" x 11`9"
Game Room	Basement	17`4" x 14`5"			

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-CG

Legal Desc: **2411244**

Remarks

Pub Rmks: **CENTRALLY LOCATED GEM! SPACIOUS & UNIQUE! This is NOT YOUR ORDINARY TOWNHOME—it's EXPANSIVE and designed to impress! Offering MORE SPACE than you'd expect, this home stands out with its GENEROUS LIVING AREAS and THOUGHTFUL LAYOUT. Perfect for those who crave ROOM TO GROW and ROOM TO ENTERTAIN, this property redefines what a townhome can be. Don't settle for average—experience EXTRAORDINARY! This STUNNING BRAND-NEW TOWNHOME is nestled in the sought-after North Glenmore Park, this RARE 2-STORY + BASEMENT townhome offers over 2,700 sq. ft. of thoughtfully designed living space on a WIDE FLOOR PLAN—far from your average townhome! PLENTY OF SPACE TO LIVE & ENTERTAIN! Boasting modern elegance and designer finishes, this home is a true standout. Features include: Fully fenced & landscaped with FRONT & BACKYARD spaces, Large west-facing windows flooding the home with natural light, Engineered hardwood flooring, 9ft ceilings, and vaulted ceilings in the Master, High-end Stainless Steel appliances and sleek quartz countertops, Designer lighting throughout. Upstairs, you'll find 3 spacious bedrooms, including a Master Suite with a walk-in closet and a luxurious ensuite featuring an oversized tile & glass shower and double vanity. Need more room? The fully developed basement offers a 4th bedroom, a full bathroom, and a wet bar—perfect for hosting guests or enjoying quality 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 adds convenience and functionality. LOCATION, LOCATION, LOCATION! Close to parks, pathways, North Glenmore Athletic Park, the community pool, and the tennis dome, this home offers the perfect blend of tranquility and accessibility. DON'T MISS THIS OPPORTUNITY! Contact us today to book your private viewing!**

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

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











