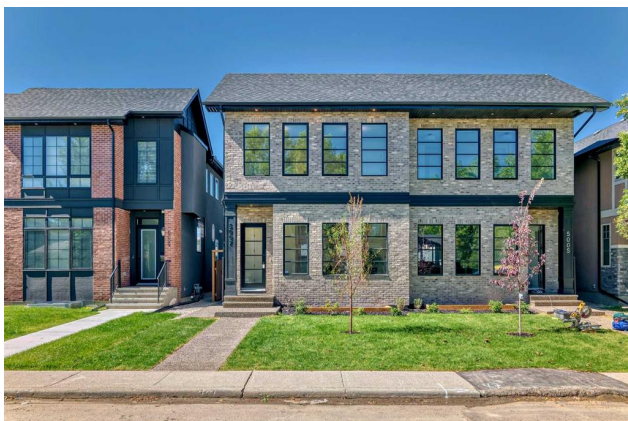




5005 21A Street, Calgary T2T 5C4

MLS®#: **A2199551** Area: **Altadore** Listing Date: **03/05/25** List Price: **\$1,258,900**
 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,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Detached**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Brick**
 Sewer: Flooring:
 Ext Feat: **Other** **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,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>
2pc Bathroom	Main	6`5" x 5`3"	Walk-In Closet	Upper	8`7" x 5`8"
Bedroom - Primary	Upper	13`5" x 12`1"	Walk-In Closet	Upper	7`7" x 5`0"
6pc Ensuite bath	Upper	19`3" x 6`11"	Other	Upper	4`0" x 3`8"
Laundry	Upper	8`6" x 6`2"	4pc Bathroom	Upper	8`5" x 4`11"
Bedroom	Upper	9`4" x 13`5"	Bedroom	Upper	9`10" x 11`4"
Walk-In Closet	Basement	5`1" x 7`8"	Bedroom	Basement	12`11" x 10`8"

Laundry	Basement	3`3" x 3`0"	Kitchen With Eating Area	Basement	11`11" x 8`6"
Furnace/Utility Room	Basement	8`5" x 9`10"	4pc Bathroom	Basement	4`11" x 10`2"
Bedroom	Basement	13`2" x 9`11"	Walk-In Closet	Basement	4`1" x 13`1"
Family Room	Basement	11`11" x 8`6"	Entrance	Main	7`0" x 8`4"
Dining Room	Main	13`7" x 11`7"	Other	Main	2`11" x 6`10"
Kitchen With Eating Area	Main	12`6" x 27`0"	Living Room	Main	11`5" x 19`1"
Mud Room	Main	9`8" x 5`0"	Other	Main	10`1" x 14`7"
Other	Main	2`11" x 6`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **1952AD**

Remarks

Pub Rmks: **** OPEN HOUSE: Saturday, Mar. 15th 11:30-2:30pm ** Welcome to 5005 21A Street—a beautifully designed modern family home featuring 5 bedrooms, 3.5 bathrooms, and a legal basement suite. From the moment you step inside, you're welcomed by a bright and airy dining area that seamlessly flows into the open-concept main floor. The gourmet kitchen is a chef's dream, complete with high-end appliances, quartz countertops, full-height cabinetry, a spacious island, and a coffee bar for added convenience. The living room boasts soaring ceilings, a cozy gas fireplace, and built-in shelving with a desk, perfect for work or study. Double patio doors open onto the back deck, extending your living space outdoors. A mudroom and a chic powder room complete the main level. Upstairs, the primary suite is a true retreat, featuring a private coffee bar, his and hers walk-in closets, and a luxurious 5-piece ensuite with a soaking tub, double vanity, and walk-in shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room round out the upper floor. The legal basement suite includes two bedrooms with walk-in closets, a full bathroom, a fully equipped kitchen, and a comfortable living area, making it ideal for rental income or extended family. Outside, the home's timeless brick façade exudes curb appeal, while the fully fenced and landscaped backyard offers a private oasis. A double-car garage adds to the home's practicality. Located just minutes from Marda Loop's vibrant shops, restaurants, and amenities, this home effortlessly combines style, comfort, and functionality. Don't miss out—schedule your showing today! Please note that the photos shown are from the other side of the duplex. While there may be slight variations, the layout, finishes, and design are nearly identical, offering the same modern style and high-end features.**

Inclusions: **Basement Suite Refrigerator, Basement Suite Stove, Basement Suite Microwave, Basement Suite Dishwasher,**
 Property Listed By: **eXp Realty**

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











