

5003 21 Avenue NW
Calgary, Alberta

MLS # A2270534



\$1,029,000

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| Division: | Montgomery | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,022 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Lawn, Rectangular Lot, Rolling Slope, Subdivided, Vie | | |

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| Heating: | In Floor, Electric, Fireplace Insert, Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: NONE

Welcome to this stunning semi-detached 2 storey in the highly sought-after community of Montgomery just minutes from the UofC, Foothills Hospital, Market Mall, Bow River, and a variety of local shops & restaurants! With over 2000sqft, this home is built with quality, luxury and stylish, and combines of convenience and modern living. Steps inside to discover a thoughtfully designed layout with high-end finishes throughout. The main floor features an airy open-concept design, highlighted by a chef's kitchen with a large island, a bright and inviting family room that leads to the balcony with mountain views! Up along the unique glass railing on stairway, you will find 3 grand sized bedrooms, a laundry room and 2 full bathrooms. The primary suite is a true retreat, packed with mountain views, a walk-in closet and a luxurious ensuite featuring a double vanity, walk-in shower, and a soaking tub. Both main and upper floor has 10ft ceilings! The walk-out basement is a self contained legal suite(approved with City of Calgary), offering a large recreation/living area, a full kitchen, two bedrooms, and a full bathroom—perfect for your extended family or rental potential! Extras of this home including AC, KitchenAid appliances package, all solid interior doors, intelligent toilet, in-floor heating in basement & heated floors in master ensuite, sunny south facing balcony & backyard...all finished with thoughtfully DESIGNER TOUCHES! Don't miss this gem! **Open house Sat & Sun Jan 24th & 25th 1-3pm**