

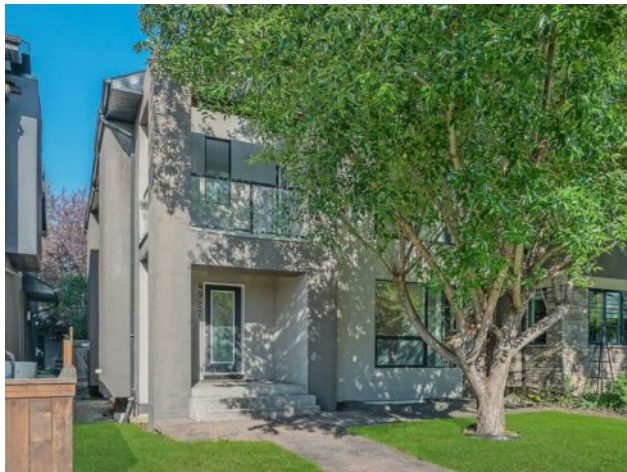


**GRASSROOTS**  
REALTY GROUP

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**4927 21 Street SW**  
**Calgary, Alberta**

**MLS # A2253267**



**\$1,050,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,275 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None.		

Located on a quiet street & situated on a 33'x120' lot in sought after Altadore, this 3 bedroom home with fresh paint throughout, offers over 2200 sq ft of living space! The main level presents hardwood floors & high ceilings, showcasing the living room with floor to ceiling feature fireplace & built-ins & dining room with feature wall ample space to host family & friends. The kitchen is tastefully finished with granite counter tops, island, plenty of storage space & stainless steel appliances. A sunken family room with cozy fireplace & built-in desk is open to the kitchen. Completing the main level, is a convenient 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary bedroom with access to a private balcony, boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The basement is currently undeveloped & awaits your personal touch. Also enjoy the sunny west back yard with patio & access to a double detached garage. The location is incredibly convenient, close to Glenmore Athletic Park, Lakeview & Earl Grey Golf Clubs, schools, shopping, public transit & effortless access to 50th Avenue & Crowchild Trail. Immediate possession is available!