



GRASSROOTS
REALTY GROUP

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4927 21 Street SW
Calgary, Alberta

MLS # A2259964



\$998,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

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!