



**GRASSROOTS**  
REALTY GROUP

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**5011 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2268937**



**\$1,049,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Private Electric Vehicle Charge Station		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to an amazing inner city location and offering a brand new semi-detached masterpiece, built and crafted by a small quality builder!! This is a very exclusive location, unveiling wonderful south river valley escarpment views from the new "Transitional Styled" and open floor plan which will be sure to please the most discriminating buyers. The fully developed walk-out two story encompasses 2,900 sqft of total living space, featuring a total of four bedrooms, three and half baths, 10ft ceilings, floor to ceiling two tone luxurious kitchen cabinets and a stunning waterfall quartz center island. The main floor family room has a stylish linear fireplace and walk-out to a large 20ft wide south balcony. The upper level includes three good sized bedrooms, 4-pce bathroom, a quiet sitting/gathering room c/w media outlets and an amazing primary bedroom retreat. The primary bedroom offers picturesque south river valley views and from the spa like 5-pce ensuite, including a floor to ceiling tiled shower and a separate soaking tub. Conveniently located upstairs is a spacious laundry room and separate laundry sink. The fully developed and bright walk-out level promotes the fourth bedroom, another 4-pce bath, a gorgeous wet bar in the games room and patio doors to a large south and private poured concrete patio. The detached double garage is equipped with an electric car plug-in and media outlets. The house temperature is maintained by a central air conditioner. Excellent location on a very quiet street just steps to the Bow river and the Bow river bike path system. The U of C and Market Mall are only a couple minutes away, a short commute to downtown and easy access west to the mountains. The other side 5009 21st Avenue is sold! Hurry on this one!

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