



**5232 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2304175**



**\$899,999**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Sloped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stucco

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to a thoughtfully elevated inner-city infill designed to avoid short-lived trends where timeless design and everyday comfort come together. Built for Calgary's climate and long-term comfort, the home features triple pane windows for exceptional energy efficiency, reduced exterior noise, and year-round temperature stability. Behind the walls, Rockwool insulation and Sonopan acoustic panels provide enhanced sound separation and peace of mind. The main floor offers a clean, modern aesthetic with sleek, handleless cabinetry and a cohesive kitchen design featuring matching appliances for a refined, Scandinavian-inspired look. Upstairs, the primary retreat is designed for true relaxation, complete with a properly scaled freestanding bathtub, heated floors throughout and a spa-inspired steam room. Adding to the comfort, all bedrooms are pre-wired and braced for future ceiling fans, offering flexibility for Calgary's warmer months. The fully developed basement includes a separate entrance and independent heating, providing flexible use for extended family, and/or guests. Smart home features, including an Ecobee thermostat, video doorbell, Wi-Fi enabled appliances. EV-ready garage supports modern lifestyles. Become part of the trendy Montgomery community in Northwest Calgary, just steps from Montalban and Shouldice Parks, with CF Market Mall nearby offering an exceptional blend of outdoor lifestyle, everyday convenience, and seamless access to major routes, the Bow River pathway system, and downtown Calgary.