



**4906 21 Street SW
Calgary, Alberta**

MLS # A2304269



\$1,369,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

*** OPEN HOUSE: Saturday, April 25th 12 to 2pm *** Welcome to 4906 21 Street SW, an architecturally striking home set on a quiet, tree-lined street in the heart of Altadore. Positioned on a generous 25 x 150 ft. lot and offering over 3,300 sq. ft. of developed living space, this residence blends thoughtful design, high-end finishes, and functional family living. From the moment you step inside, you're welcomed by soaring 10-foot ceilings, 8-foot doors, and white oak hardwood flooring that carries throughout the open-concept main level. A sun-filled front flex space offers versatility for a home office, reading area, or playroom, while expansive windows fill the home with natural light. The main floor flows seamlessly into a spacious dining area and a chef-inspired kitchen designed for both everyday living and entertaining. Featuring custom two-tone cabinetry, quartz countertops, and an oversized island with bar seating, the space is complemented by a premium European appliance package, including a gas cooktop, panelled refrigerator, and built-in wall oven and microwave. Anchoring the living room is a designer tile feature wall with a gas fireplace, creating a warm and inviting focal point. At the rear, a well-designed mudroom connects effortlessly to the landscaped backyard and oversized double detached garage. Upstairs, vaulted ceilings add volume and character throughout, along with a bright skylit flex space and convenient upper-floor laundry. The primary suite offers a private retreat, complete with a spacious walk-in closet with custom built-ins, a private balcony, and a spa-inspired ensuite featuring in-floor heating, a steam shower, freestanding soaker tub, dual vanities, and refined tilework. Two additional bedrooms, both with walk-in closets, are complemented by a thoughtfully designed double vanity bathroom, along with an abundance of integrated

storage throughout the level. The fully developed basement extends the home's versatility, featuring 9-foot ceilings, in-floor heating, a large recreation space, wet bar, and a second gas fireplace—ideal for relaxing or entertaining. This level also includes two additional bedrooms, a full bathroom, and flexible space for guests, a home gym, or growing families. Recent updates include a new energy-efficient air conditioning system (2022), new roofing (2023), and professional front landscaping (2020), enhancing both comfort and curb appeal. Located in one of Calgary's most desirable inner-city communities, this home is just minutes from River Park, top-rated schools, Marda Loop, and downtown. A rare opportunity to own a well-designed, move-in ready home in a highly sought-after neighbourhood.