



GRASSROOTS
REALTY GROUP

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4905 21A Street SW
Calgary, Alberta

MLS # A2176441



\$1,499,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,774 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Luxurious 3-STOREY SEMI-DETACHED MODERN INFILL coming soon to ALTADORE w/ a FULLY DEVELOPED 2-BED BASEMENT SUITE (subject to permits & approvals by the city), MAIN FLOOR POCKET OFFICE, & THIRD FLOOR BONUS/REC ROOM w/ EAST-FACING OFFICE, WET BAR, & BALCONY w/ MOUNTAIN VIEWS! Situated on a quiet street, steps away from the Flames Community Arenas and Playground & minutes to Central Memorial High School, Bishop Carrol High School, the Marda Loop shopping district, & Mount Royal! The foyer enjoys a built-in closet & bench w/ hooks w/ direct access to the front dining room, which enjoys large East-facing windows overlooking the front yard. Past the main floor office w/ built-in desk & upper shelving, the central kitchen is sure to impress w/ sophisticated finishes & top-of-the-line upgrades, including custom ceiling-height cabinetry, a built-in pantry, a full-height backsplash, & an oversized island ideal for daily life & entertaining w/ flush bar seating. The upgraded S/S appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & a French-door refrigerator. The living area centres on an inset gas fireplace w/ full-height tile & custom millwork. Sliding glass doors provide direct access to the West back deck & fully fenced yard, while a large mudroom w/ a built-in closet & a bench w/ hooks is great for you to keep everyone organized when entering the home from the double detached garage. The powder room is neatly tucked away off the mudroom for privacy. The second level features painted ceilings, engineered hardwood flooring, three bedrooms, a main bath, & a tiled laundry room. The front is dedicated to the primary suite, w/ a stunning 5-pc ensuite w/ heated tile floors, quartz vanity w/ dual undermount sinks, a fully tiled walk-in shower, & a

free-standing soaker tub, plus a large walk-in closet w/ custom-millwork. The two additional bedrooms feature built-in closets (one being a walk-in) & share the main 4-pc bath w/ modern vanity & a full-height tiled tub/shower combo. Up another level, you're in the spacious third-floor loft, complete w/ a spacious rec area w/ wet bar & sliding glass patio doors that bring you onto a large Duradeck balcony w/ views of the ROCKY MOUNTAINS! There's also a main 4-pc bath and an EXTRA-LARGE OFFICE w/ oversized windows and a glass French door for the ultimate work-from-home location! The living space continues into the LEGAL 2-BED LOWER SUITE (subject to permits & approvals by the city) w/ private access, dedicated laundry, contemporary kitchen, spacious living room, & a modern 4-pc bath w/ fully tiled tub/shower combo. Altadore is one of Calgary's most coveted inner-city communities, consistently topping wish lists for its blend of vibrant urban living and family-friendly atmosphere. Nestled near the Elbow River, this neighbourhood offers an unbeatable lifestyle with quick access to parks, top schools, and trendy Marda Loop amenities!