

\$979,999 - 5006 21 Avenue Nw, Calgary

MLS® #A2130450

\$979,999

4 Bedroom, 4.00 Bathroom, 1,945 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Open House this Sunday 1:30-4pm | Brand New 'Modern Farmhouse' in Upper West Montgomery! Enjoy the natural light from the south valley views and the feeling of extra height from this masterpiece built by renowned builder Synergy Homes. Perched up on a hill and located on a quiet street just one block from the Bowmont Walking paths & Bow River, you will notice the impressive exterior featuring hardie board and batten, oversized windows and stylish peaked rooflines. As you enter this lovely home you are greeted by a front tiled entrance with large coat closet, 10' ceilings in the well-lit dining room, wide plank white oak flooring thru-out, an open concept kitchen with white shaker cabinetry, quartz counter tops including a huge center island, an upgraded \$20,000 appliance package which includes a Kitchen Aide 48" fridge and a 36" smart commercial style range, 12' step up ceilings in the rear living room which also features a cozy gas fireplace, all modern light fixtures and designer paint thru-out, a rear entrance with large built-in mudroom bench, closet + hooks area, plus a 1/2 bath powder room in a convenient location off the rear entrance. The layout flows so well together and really maximizes the beautiful south valley views outwards. The upper level features a laundry room, a full bathroom and 3 large bedrooms, which includes large walk-in closets in bedroom 2 and the primary bedroom. The primary bedroom is a true retreat with stunning skyline views and a 5 piece ensuite which



features a separate soaker tub and a luxurious rain head in the oversized shower. The basement is fully finished and contains a huge rec room, perfect for a gym and TV area, plus a wet bar, finished storage area, 4th bedroom with walk-in closet and another full bathroom. This home will have roughed-in Vacuum, will be fully fenced and landscaped plus features a double detached garage. Top of the line finishes thru-out from an experienced builder, this one will be sure to impress. Landscaping to be finished this summer, Possession on or before July 12th is available. Great location in Montgomery as you are walking distance to Bowmont Park. Market Mall, U of C, Children's and Foothills hospitals all a short drive away and Downtown just 10 mins away! Call your favorite Realtor today to view!

Built in 2024

Essential Information

MLS® #	A2130450
Price	\$979,999
Sold Price	\$960,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	5006 21 Avenue Nw
Subdivision	Montgomery

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X4

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Oven, Garage Control(s), Gas Stove, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Rectangular Lot, Sloped Up, Subdivided
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 30th, 2024
Days on Market	40
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.