

\$970,000 - 5008 21 Avenue Nw, Calgary

MLS® #A2157689

\$970,000

4 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

****CHECK OUT THE VIRTUAL TOUR****

STEPS TO PARKS | HIGH-END DESIGNER FINISHES | WHITE OAK WIDE PLANK HARDWOOD | QUARTZ COUNTERTOPS | LARGE WINDOWS | 10' & 12' MAIN FLOOR CEILINGS | GOURMET UPSCALE KITCHEN | EXPOSED BEAMS IN VAULTED LIVING ROOM | 4 TOTAL BEDROOMS | 4.5 BATHROOMS | FINISHED BASEMENT | WET BAR | OUTSTANDING LOCATION. Brand new luxurious home exceptionally located overlooking the Bow River Escarpment just steps to both Bowmont and Shouldice Parks! No detail has been left out of this opulent home with breathtaking views, designer details and unsurpassable location. Immediately be impressed by the upgraded architecture with Hardie board and batten exterior and oversized windows. The interior is equally as striking with wide plank white oak flooring, soaring 10' and 12' ceilings, upscale designer lighting and an abundance of natural light. The front dining room embraces the light that streams in from the oversized south-facing window creating a bright and airy meal space. Entertaining is the focus of the gourmet kitchen that is sure to inspire culinary wonders with a plethora of full-height cabinets, high-end stainless steel appliances, a gas stove, quartz countertops, herringbone backsplash and a massive waterfall-edge centre island for everyone to gather around. Adjacently, the living room promotes relaxation in front of the gorgeous fireplace and beautiful built-ins for



both display and storage. A handy mudroom and a privately tucked away powder room complete this level. Ascend the stylish iron-railed staircase to the upper level. Beautiful views add to the allure of the primary bedroom, a true owners sanctuary with a custom walk-in closet and an opulent ensuite boasting dual sinks, a deep soaker tub and an oversized walk-in rain shower. Also on this level are 2 additional spacious and bright bedrooms, another full bathroom and convenient upper level laundry, no need to haul loads up and down the stairs! The finished basement with 9'™ ceilings is the perfect extension of the home, come together over movies and games in the huge rec room with a built-in media area and a fantastic wet bar making snack and drink refills a breeze. This level is also home to the 4th guest bedroom, another lavish bathroom and tons of storage. The peaceful backyard will have you spending summer evenings barbequing with friends on the serene deck while the kids play in the grassy yard (landscaping will be completed by the end of summer 2024). A double detached garage further adds to your comfort and convenience. This exquisite home seamlessly combines beauty with function and is situated in a much sought-after neighbourhood that is within walking distance to river pathways and Shouldice Park and mere minutes to Downtown, U of C, hospitals, Market Mall and more!

Built in 2023

Essential Information

MLS® #	A2157689
Price	\$970,000
Sold Price	\$969,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	5008 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 4th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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