

# \$1,099,000 - 5003 21 Avenue Nw, Calgary

MLS® #A2240075

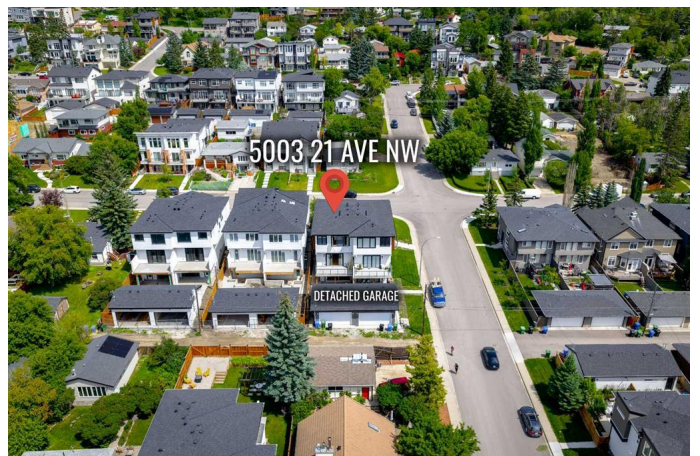
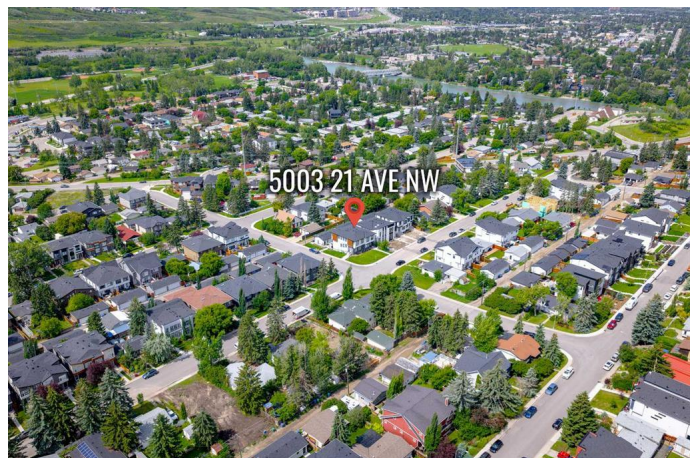
**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,022 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

An inspiring brand new infill built with quality, luxury and stylish! Welcome to this stunning semi-detached 2 storey in the highly sought-after community of Montgomery just minutes from the UofC, Foothills Hospital, Market Mall, Bow River, and a variety of local shops & restaurants! With over 2000sqft, this home offers the ideal blend of convenience and modern living. Step inside to discover a thoughtfully designed layout with high-end finishes throughout. The main floor features an airy open-concept design, highlighted by a chef's kitchen with a large island, a bright and inviting family room that leads to the balcony with mountain views! Up along the unique glass railing on stairway, you will find 3 grand sized bedrooms, a laundry room and 2 full bathrooms. The primary suite is a true retreat, packed with mountain views, a walk-in closet and a luxurious ensuite featuring a double vanity, walk-in shower, and a soaking tub. Both main and upper floor has 10ft ceilings! The walk-out basement is a self contained legal suite(approved with permits and subject to final inspection), offering a large recreation/living area, a full kitchen, two bedrooms, and a full bathroom—perfect for your extended family or rental potential! Extras of this home including AC, KitchenAid appliances package, all solid interior doors, intelligent toilet, in-floor heating in basement & heated floors in master ensuite, sunny south facing balcony & backyard...all finished with thoughtfully DESIGNER TOUCHES! Don't



miss this gem! \*\*Open house Sunday Sep 7th  
1-3pm\*\*

Built in 2025

### Essential Information

MLS® #	A2240075
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,022
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	5003 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	411

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Range
Heating	In Floor, Forced Air, Natural Gas, Electric, Fireplace Insert

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry
Has Basement	Yes
Basement	Full, Exterior Entry, Suite, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Lawn, Rectangular Lot, Rolling Slope, Subdivided, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	47
Zoning	R-CG

## Listing Details

Listing Office	Top Producer Realty and Property Management
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