

\$1,069,000 - 5011 21 Avenue Nw, Calgary

MLS® #A2247212

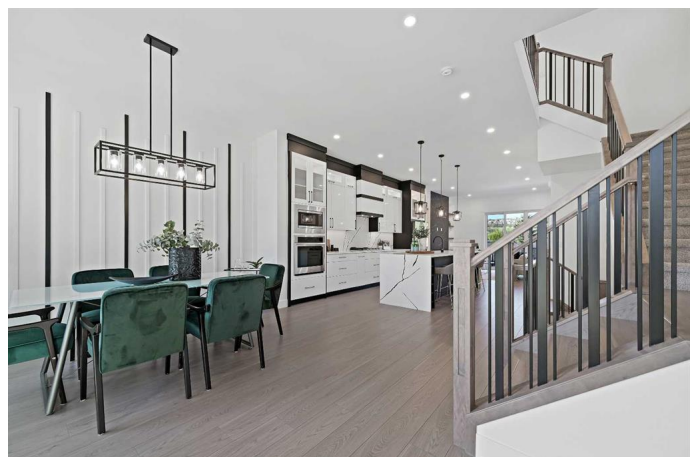
\$1,069,000

4 Bedroom, 4.00 Bathroom, 1,973 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Welcome to an amazing inner city location and offering a brand new semi-detached masterpiece, built and crafted by a small quality builder!! This a very exclusive location, unveiling wonderful south river valley escarpment views from the new "Transitional Styled" and open floor plan will be sure to please the most discriminating buyers. The fully developed walk-out two story encompasses 2,900 sqft of total living space, featuring a total of four bedrooms, three and half baths, 10ft ceilings, floor to ceiling two tone luxurious kitchen cabinets and a stunning waterfall quartz center island. The main floor family room has a stylish linear fireplace and walk-out to a large 20ft wide south balcony. The upper level includes three good sized bedrooms, 4-pce bathroom, a quiet sitting/gathering room c/w media outlets and an amazing primary bedroom retreat. The primary bedroom offers picturesque south river valley views and from the spa like 5-pce ensuite, including a floor to ceiling tiled shower and a separate soaking tub. Conveniently located upstairs is a spacious laundry room and separate laundry sink. The fully developed and bright walk-out level promotes the fourth bedroom, another 4-pce bath, a gorgeous wet bar in the games room and patio doors to a large south and private poured concrete patio. The detached double garage is equipped with an electric car plug-in and media outlets. The house temperature is maintained by a central air conditioner. Excellent location on a very



quiet street just steps to the Bow river and the Bow river bike path system. The U of C and Market Mall are only a couple minutes away, a short commute to downtown and easy access west to the mountains. The other side 5009 21st Avenue is sold! Hurry on this one!

Built in 2025

Essential Information

MLS® #	A2247212
Price	\$1,069,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5011 21 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Private Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Tile, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.