

# \$1,059,000 - 5003 21 Avenue Nw, Calgary

MLS® #A2240075

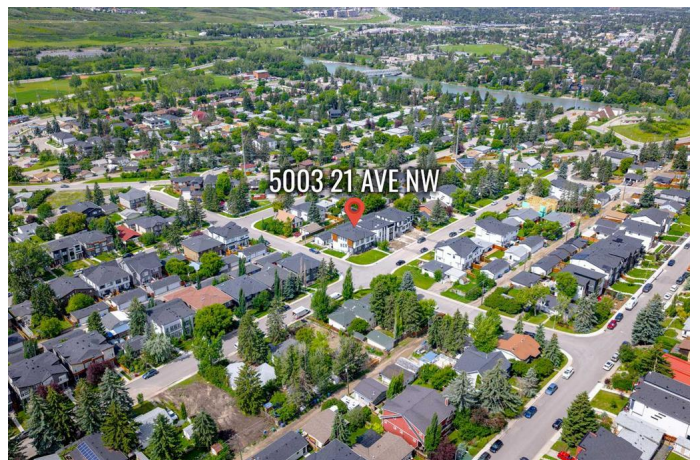
**\$1,059,000**

5 Bedroom, 4.00 Bathroom, 2,022 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Price reduced!! 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 Sat & Sun Oct  
4th & 5th 1-3pm\*\*

Built in 2025

### Essential Information

MLS® #	A2240075
Price	\$1,059,000
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	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Double Vanity, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Range, Range Hood
Heating	Forced Air, Natural Gas, Electric, Fireplace Insert, In Floor

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

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	78
Zoning	R-CG

## Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

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.