



## 4905 21A Street Calgary Alberta

\$1,499,900

Luxurious 3-STOREY SEMI-DETACHED MODERN INFILL coming soon to ALTADORE! Featuring over 3,500 sq ft of living space, w/ a FULLY DEVELOPED 2-BED BASEMENT SUITE (subject to permits & approvals by the city), MAIN FLOOR POCKET OFFICE, & THIRD FLOOR BONUS/REC ROOM w/ EAST-FACING OFFICE, WET BAR, & BALCONY w/ MOUNTAIN VIEWS! Situated on a quiet street, steps away from the Flames Community Arenas and Playground & minutes to Central Memorial High School, Bishop Carrol High School, the Marda Loop shopping district, & Mount Royal! The foyer enjoys a built-in closet & bench w/ hooks w/ direct access to the front dining room, which enjoys large East-facing windows overlooking the front yard. Past the main floor office w/ built-in desk & upper shelving, the central kitchen is sure to impress w/ sophisticated finishes & top-of-the-line upgrades, including custom ceiling-height cabinetry, a built-in pantry, a full-height backsplash, & an oversized island ideal for daily life & entertaining w/ flush bar seating. The upgraded S/S appliance package includes a gas cooktop w/ a custom hood fan, a built-in wall oven & microwave, a dishwasher, & a French-door refrigerator. The living area centres on an inset gas fireplace w/ full-height tile & custom millwork. Sliding glass doors provide direct access to the West back deck & fully fenced yard, while a large mudroom w/ a built-in closet & a bench w/ hooks is great for you to keep everyone organized when entering the home from the double detached garage. The powder room is neatly tucked away off the mudroom for privacy. The second level features painted ceilings, engineered hardwood flooring, three bedrooms, a main bath, & a tiled laundry room. The front is dedicated to the primary suite, w/ a stunning 5-pc ensuite w/ heated tile floors, quartz vanity w/ dual undermount sinks, a fully tiled walk-in shower, & a free-standing soaker tub, plu...

Primary Bedroom 14.00 Ft x 12.67 Ft

Other 9.25 Ft x 6.00 Ft

Bedroom 11.83 Ft x 11.42 Ft

Bedroom 12.75 Ft x 9.75 Ft

Laundry room 8.58 Ft x 5.67 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bonus Room 20.42 Ft x 15.83 Ft

Office 16.67 Ft x 10.42 Ft

Bedroom 12.58 Ft x 11.83 Ft

Bedroom 12.83 Ft x 10.00 Ft

Kitchen 12.67 Ft x 8.00 Ft

Recreational, Games room 12.83 Ft x 10.42 Ft

Laundry room 5.58 Ft x 4.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.67 Ft x 14.08 Ft

Kitchen 18.33 Ft x 9.00 Ft

Office 7.92 Ft x 5.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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