



## 5007 21 Avenue Calgary Alberta

\$1,079,900

Welcome to a home where contemporary elegance meets everyday comfort in the heart of MONTGOMERY. Situated on a quiet street in this sought-after inner-city community, this stunning new build is designed with both style and function in mind, offering a thoughtfully crafted layout including a WALKOUT BASEMENT w/ COVERED PATIO SPACE, high-end finishes, and incredible natural light throughout. From the moment you step inside, the open-concept main floor makes an immediate impression. You're greeted by a lovely glass wall in the front foyer, looking into the main floor home office with a built-in desk. The heart of the home is the designer kitchen—a perfect blend of modern aesthetics and practicality. A waterfall island anchors the space, complemented by custom cabinetry, quartz countertops, and top-tier appliances, including a gas range and French door fridge. A built-in pantry offers storage space, while a built-in coffee counter adds more cabinetry and room for small appliances. The front dining area is spacious enough for large gatherings, while the living room is designed for relaxation and entertaining, featuring a sleek gas fireplace and oversized patio doors that open to the upper deck and SOUTHWEST-FACING BACKYARD. A stylish built-in bench and hooks in the mudroom provide everyday convenience, and a chic powder room completes the main level. Upstairs, the primary suite is stylishly finished with a tray ceiling and a spacious walk-in closet with custom built-ins. The generous ensuite is a masterpiece, featuring a freestanding soaker tub, a walk-in shower with a bench, dual vanities, and elegant finishes. Two additional bedrooms each have built-in closets, while a beautifully finished main bath adds even more functionality along with the full laundry room with tile floor and built-in cabinetry. The legal 2-BED LOWER SUITE is a fully independent living space feat...

Furnace 9.75 Ft x 5.50 Ft

Office 6.75 Ft x 5.50 Ft

Dining room 13.42 Ft x 11.00 Ft

Kitchen 18.25 Ft x 15.75 Ft

Living room 15.00 Ft x 14.50 Ft

Other 8.33 Ft x 5.17 Ft

Laundry room 8.58 Ft x 5.83 Ft

Primary Bedroom 12.25 Ft x 10.50 Ft

Other 8.58 Ft x 5.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.83 Ft x 9.33 Ft

Bedroom 10.25 Ft x 9.50 Ft

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Listing Presented By:



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5pc Bathroom .00 Ft x .00 Ft  
Bedroom 14.00 Ft x 11.83 Ft  
Bedroom 10.92 Ft x 10.00 Ft

Kitchen 8.25 Ft x 7.00 Ft  
Recreational, Games room 13.00 Ft x 12.50 Ft  
Laundry room 5.50 Ft x 4.75 Ft