

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

MLS® #A2240075

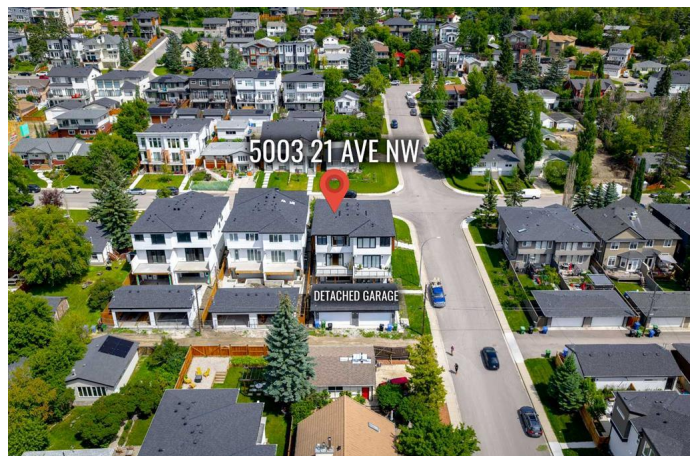
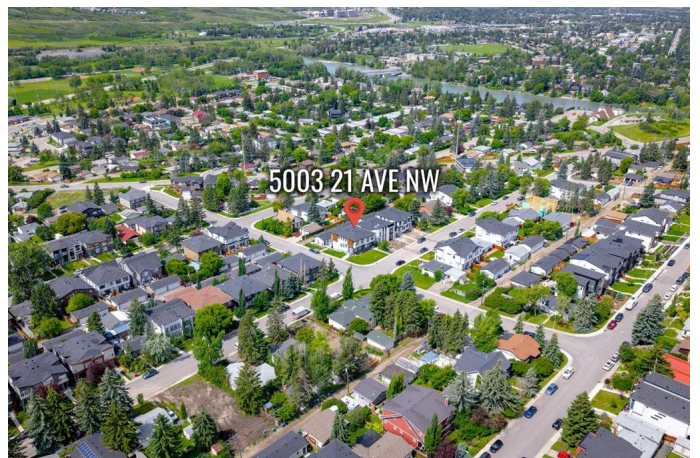
**\$1,099,000**

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 Aug 2nd  
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        | Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Electric, Fireplace Insert, Forced Air, Natural Gas                                                             |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Family Room, Gas, Masonry             |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Full, 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 | 10              |
| 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.