

5222 21 Street SW  
Calgary, Alberta

MLS # A2161482

## \$839,900



<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to North Glenmore Park! This stunning BRAND NEW Townhome features over 2700 ft.<sup>2</sup> of developed living space on a WIDE floor plan. Stylish and modern with unique designer details sets this home apart from the rest. Large west facing windows, engineered hardwood flooring, Stainless Steel appliances, designer light fixtures, high ceilings, quartz counters and so much more! Upstairs you will find 3 generous bedrooms including the Master Suite which features a large walk-in closet complete with closet organizer. The master ensuite bathroom features an oversized tile and glass shower and double vanity. The fully developed basement offers a 4th bedroom, full bathroom and a wet bar. This is the perfect space for family time or entertaining! The private outdoor living space is ready for you to enjoy! The large deck can easily accommodate an outdoor furniture set as well as a barbeque area. You have your own private single car garage Located close to parks and pathways, the North Glenmore Athletic Park and community pool, as well as the tennis dome. You don't want to miss this opportunity!