

# \$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 Sun Oct 19th  
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 | 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, Forced Air, Natural Gas, Fireplace Insert                                                             |

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 87              |
| Zoning         | R-CG            |

## Listing Details

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

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