

**5114 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2184852**



**\$1,019,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,911 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** NONE

**\*\* OPEN HOUSE: Sunday, Apr. 27th 1-3pm \*\*** Welcome to 5114 21 Ave NW – a beautifully designed semi-detached home located in the heart of Montgomery, one of Calgary’s most desirable inner-city communities. Enjoy unbeatable access to the University of Calgary, Foothills Hospital, Market Mall, the Bow River, and an array of local shops and restaurants – all just minutes away. This stunning home offers a modern open-concept layout with stylish, high-end finishes throughout. The main floor features a spacious living area filled with natural light, a chef-inspired kitchen with a large island, and a functional mudroom that leads out to the back deck and detached double garage. Upstairs, you’ll find a serene primary suite complete with a walk-in closet and a spa-like ensuite boasting a double vanity and soaking tub. Two additional bedrooms, a full bathroom, and a conveniently located upper-level laundry room make this home ideal for families or professionals. The fully developed walk-up basement is perfect for guests, rental opportunities, or additional living space. It includes a large rec room with a wet bar, a full bathroom, and a generous fourth bedroom. Please note: Photos are from the unit next door features a similar layout and finishings. Don’t miss your chance to make this beautiful home yours – book your private showing today!