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GRASSROOTS REALTY GROUP

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5104 21 Avenue NW
Calgary, Alberta

MLS # A2301865



$999,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,921 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Experience modern sophistication in this stunning new duplex located in the heart of Montgomery. Designed with a perfect balance of style and functionality, this home features high-end selections throughout, creating an atmosphere that is both luxurious and welcoming. The main floor greets you with a bright dining area that flows seamlessly into an expansive open-concept layout. The kitchen and living room serve as the heart of the home, offering a clean and contemporary aesthetic. Upstairs, the primary retreat features a lavish 5-piece ensuite, providing a private spa-like escape, while two additional spacious bedrooms share a well-appointed 4-piece bathroom. The fully finished basement extends the living space significantly, featuring a large recreation room and a dedicated wet bar—ideal for hosting or relaxing with family. A double detached garage provides secure parking and additional storage, completing this exceptional property.Montgomery is one of Calgary’s most sought-after communities, offering a unique blend of small-town charm and urban accessibility. Outdoor enthusiasts are just steps away from Shouldice Park and the expansive Bow River pathway system, which is perfect for cyclists and weekend walkers alike. Residents benefit from incredible accessibility, living only minutes away from Market Mall, the University of Calgary, and major hospitals, all while enjoying a quick and easy commute to the downtown core.

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