



GRASSROOTS

REALTY GROUP

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**5406 21 Street SW
Calgary, Alberta**

MLS # A2316097



\$825,000

Division:	North Glenmore Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 473
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to this exceptional townhouse in the heart of North Glenmore Park, where thoughtful design, quality craftsmanship, and an unbeatable location come together to create a truly rare offering. Unlike many newer townhomes, this residence was built with premium materials and attention to detail throughout, featuring hardwood flooring, solid wood doors, quartz countertops, central air conditioning, and a chef-inspired kitchen anchored by high-end Fisher & Paykel appliances. Offering over 2,100 square feet of developed living space, this home appeals to buyers of all backgrounds, combining the space and functionality of a detached home with the convenience of low-maintenance living. The highly sought-after layout features three bedrooms on the upper level, including a spacious primary retreat with walk-in closet and ensuite, plus a fourth bedroom and full bathroom in the professionally finished basement. Rarely does a townhouse offer so few compromises. Here, you truly can have it all: four bedrooms, a fully finished basement, private outdoor space, a detached garage, and an exceptional North Glenmore Park location just moments from some of Calgary's best parks, pathways, schools, and restaurants. The bright and open main floor is designed for both everyday living and entertaining, with an expansive kitchen, generous dining area, and welcoming living room centred around a cozy gas fireplace. Large windows fill the home with natural light while the low-maintenance private yard provides the perfect outdoor space to relax, entertain, or enjoy with pets. The fully developed basement adds incredible versatility with a large recreation room, wet bar, fourth bedroom, and full bathroom, creating the perfect space for guests, a home office, fitness area, media room, or additional living space. Located in one of Calgary's most desirable inner-city communities,

you'll enjoy immediate access to River Park, the Elbow River pathway system, Glenmore Athletic Park, Glenmore Aquatic Centre, and Lakeview Golf Course. Some of Calgary's most acclaimed dining destinations are just minutes away, including DOPO, Annabelle's Kitchen, Bar Rocca, Avitus Wine Bar, Le Comptoir by Fran¸ois, Big Fish & Open Range, and many more. Excellent schools, playgrounds, shopping, and everyday amenities are all nearby, making this a location that offers both convenience and lifestyle. Complete with a private detached garage, low-maintenance yard, and a level of construction quality rarely found in today's townhouse market, this is an outstanding opportunity to own a truly exceptional home in one of Calgary's most sought-after neighbourhoods.