



GRASSROOTS
REALTY GROUP

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5230 21 Avenue NW
Calgary, Alberta

MLS # A2320550



\$899,999

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,956 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, Subdivided		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, See Remarks		

Inclusions: n/a

Welcome to a thoughtfully designed inner-city infill inspired by Scandinavian simplicity, where timeless design and everyday comfort come together. Warm curated finishes and a clean, functional layout create a home that feels both modern and inviting. The main level features a cohesive kitchen design and open living spaces ideal for everyday living and entertaining. Upstairs, the primary retreat offers a relaxing escape with a generously sized freestanding soaker tub, heated ensuite floors, and a spa-inspired steam shower. A fully developed basement provides flexible space for family, guests, or a home office. An EV-ready detached garage adds future-ready convenience for modern living. Located in vibrant Montgomery NW, this home is just steps from Montalban Park, Shouldice Park, and the Bow River pathway system, with Market Mall, the University District, hospitals, and downtown Calgary all within easy reach.