



GRASSROOTS
REALTY GROUP

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4921 21A Street SW
Calgary, Alberta

MLS # A2343646



\$1,499,999

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,647 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Appliances		

NOW UNDER CONSTRUCTION, don't miss the chance for custom selections! This exceptional 3 STOREY LUXURY DUPLEX offers a rare opportunity to own a thoughtfully designed inner city home with impressive square footage, elevated functionality, and incredible flexibility in the heart of ALTADORE. Offering OVER 2,600 SQ FT ABOVE GRADE, a THIRD FLOOR RETREAT with DUAL BALCONIES, TWO PRIMARY BEDROOMS, multiple outdoor spaces, and FINISHED BASEMENT (with option to upgrade basement layout), this home is designed for modern family living, entertaining, and multi-generational flexibility. The main floor features a bright OPEN CONCEPT layout connecting the kitchen, dining, and living areas, creating an effortless flow for everyday living and entertaining. The kitchen sits at the heart of the home, while the spacious rear living area opens through large patio doors to the deck and backyard. A convenient POCKET OFFICE is thoughtfully planned to complete the main level. Upstairs, the second floor offers a spacious PRIMARY RETREAT with a PRIVATE ENSUITE and WALK-IN CLOSET. An additional 2 bedrooms, full bathroom, dedicated LAUNDRY complete this level. The THIRD FLOOR is a true standout, offering approximately 683 SQ FT of additional above-grade living space and incredible lifestyle flexibility. Designed for function a SECOND PRIMARY BEDROOM can become a retreat, entertainment lounge, executive workspace, or private getaway. BONUS/REC AREA provides a flexible space for family, guests, a second home office, or additional lounge. Large BI-PARTING DOORS open onto a FRONT AND REAR private DURADECK BALCONY, creating a seamless connection between indoor and outdoor living. The lower level features approximately 935 SQ FT, a SIDE ENTRANCE with two different floor plans

you may choose from, providing versatility for usage. A DOUBLE DETACHED GARAGE, private yard, rear deck, and multiple outdoor spaces complete this property. Located in ALTADORE, one of Calgary's most desirable inner city communities, enjoy an established neighbourhood setting with convenient access to parks, pathways, schools, local shops, restaurants, Marda Loop, downtown, and major routes throughout the city. With OVER 3,500 SQ FT OF DEVELOPED LIVING SPACE including the basement , three above-grade levels, a THIRD FLOOR RETREAT, FLEXIBLE BASEMENT LAYOUT, and DOUBLE DETACHED GARAGE, this is a rare opportunity to own a distinctive luxury home in one of Calgary's premier communities. Call today to discuss presale options, including custom basement changes. Please note potential to suite is subject to approval and permitting by the city/municipality.