



GRASSROOTS
REALTY GROUP

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2121 Mackay Road NW
Calgary, Alberta

MLS # A2347701



\$1,150,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,824 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: n/a

NEW & BEAUTIFUL HOME IN HIGHLY DESIRED MONTGOMERY | 3 STOREY + LEGAL BASEMENT SUITE | 6 BEDS & 4.5 BATHS | DOUBLE CAR GARAGE | 2 PRIMARY BEDROOMS | CONTEMPORARY DESIGN + THOUGHTFUL LAYOUT | Welcome to an exceptional newly built 3-storey residence in Montgomery, where refined contemporary design, sophisticated finishes, and thoughtfully curated living spaces create a home that feels as impressive as it is inviting. Complete with a legal 2-bedroom suite, double detached garage, west-facing backyard, and expansive third-level balcony, every detail has been designed to elevate everyday living. From the moment you enter, the attention to detail is unmistakable. The striking foyer features custom built-in cabinetry, bench seating, and coat storage, setting the tone for the craftsmanship throughout. The elegant dining room is framed by designer wall panelling and flooded with natural light, creating a beautiful backdrop for intimate dinners and memorable evenings with guests. At the heart of the home is a spectacular chef-inspired kitchen showcasing rich oak-toned cabinetry, integrated built-in appliances, and an oversized waterfall island that commands the space. Just steps away, a sleek glass-enclosed office offers a sophisticated setting to work from home. The living room is equally impressive, anchored by a gas fireplace and custom built-in shelving with integrated lighting, creating a warm, elevated atmosphere for quiet evenings at home. A beautifully appointed mudroom with built-in seating leads to the sunny west-facing backyard and double garage, while a stylish powder room completes the main level. Upstairs, the primary suite feels like a private retreat, offering generous proportions, a spa-inspired 5-piece ensuite, and an expansive walk-in closet finished with custom built-in organizers. Two

additional bedrooms, a beautifully finished 4-piece bathroom, and a dedicated laundry room with sink and built-in shelving complete this level. Continue to the third-floor entertaining retreat, where a spacious family room and beautifully tiled wet bar open onto a large private balcony—the perfect setting for sunset cocktails, summer evenings, or simply unwinding above it all. The lower level adds remarkable versatility with a fully self-contained legal 2-bedroom suite, complete with a private side entrance, stainless steel appliances, full bathroom, dedicated laundry, spacious living room, and additional storage. With rough-ins for home automation throughout, the residence is ready for modern connected living. And in sought-after Montgomery, you're surrounded by the Bow River pathways and parks while remaining minutes from Market Mall, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and major routes leading downtown or west to the mountains. A sophisticated inner-city residence offering exceptional design, flexibility, and a lifestyle that feels effortlessly luxurious.