



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 21 Avenue, Calgary T2S 0G9**

MLS®#: **A2117540**

Area: **Cliff Bungalow**

Listing Date: **03/28/24**

List Price: **\$1,390,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,445**  
Low Sqft:  
Ttl Sqft: **2,445**

DOM

**52**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,See Remarks**  
**Double Garage Detached,Heated Garage,Insulated**

Utilities and Features

Roof: **Rubber**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Barbecue,Built-in Barbecue,Lighting,Outdoor Grill,Outdoor Kitchen,Private Yard,Uncovered Courtyard**

Construction: **Brick,Metal Frame,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Soaking Tub,Steam Room,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	17`5" x 10`2"
Kitchen	Main	13`9" x 12`11"
Pantry	Main	
Bedroom	Second	17`6" x 15`1"
Walk-In Closet	Second	10`0" x 7`6"
Bedroom - Primary	Third	17`6" x 14`7"
4pc Bathroom	Basement	7`9" x 7`7"

Room	Level	Dimensions
Family Room	Main	17`2" x 13`2"
Living Room	Main	17`5" x 11`0"
5pc Bathroom	Second	10`0" x 14`7"
Office	Second	7`2" x 13`2"
4pc Ensuite bath	Third	13`8" x 15`6"
Walk-In Closet	Third	6`5" x 10`1"
Bedroom	Basement	16`11" x 11`0"

Game Room  
Furnace/Utility Room

Basement  
Basement

14`10" x 13`10"  
6`3" x 4`3"

Furnace/Utility Room

Basement

8`0" x 12`2"

Legal/Tax/Financial

Condo Fee:  
**\$800**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d111**

Legal Desc:

**0514326**

Remarks

Pub Rmks:

Nestled on a tree-lined street in the vibrant Mission neighbourhood, this architectural masterpiece, envisioned by the esteemed Sturgess Architecture and recently revitalized by Paul Lavoie, seamlessly blends timeless contemporary design with functionality and warmth. Spanning an impressive 3367 square feet of living space, this luxury townhouse boasts 200k in recent updates, reflecting unparalleled quality. The striking red brick exterior and meticulous landscaping immediately captivate visitors. Stepping inside, the hardwood floors bathed in natural light create a welcoming ambiance. Luxurious details abound, from custom millwork to cabinetry and built-ins, quartz countertops, high-end fixtures, designer lighting, and a fully integrated sound system. Meticulously chosen wall and window treatments further elevate the already stunning aesthetic with an extra touch of opulence. The kitchen, designed for both daily living and entertaining, is a culinary enthusiast's dream. Equipped with top-of-the-line Miele and Sub-Zero appliances, it ensures unparalleled quality and performance. The open-concept main floor seamlessly integrates a living and dining area, culminating in the captivating family room with its soaring 19' ceiling. Ascending the open riser steel beam staircase with solid hardwood treads leads to the second floor, where a home office with custom built-ins overlooks the family room below. A secondary bedroom, complete with a walk-through closet and ensuite, completes this level. The primary suite on the top floor offers an oasis of luxury and comfort, featuring balconies on both the north and south sides, a spacious bedroom with built-ins, an en-suite bathroom, and a generous walk-in closet. The in-floor heated basement serves as a haven for family entertainment, boasting a media room or potential gym, along with an additional bedroom and bath. The south backing courtyard features mature trees, hard and soft landscaping, a wood-burning/gas fireplace, and a built-in BBQ. For added convenience, a double garage with brand-new epoxy flooring opens onto a paved alley. Conveniently located within walking distance to the stores, amenities, and restaurants of Mission and 17th Avenue, and only 5 minutes from downtown, this home is truly one of a kind. Don't Miss It!

Inclusions:  
Property Listed By:

**Sonos Audio Visual, Three TV's, Barbeque**  
**Sotheby's International Realty Canada**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















