



THE
A-TEAM

**RE/MAX
FIRST**

824 21 Avenue, Calgary T2M 1K4

MLS®#: **A2120846**

Area: **Mount Pleasant**

Listing Date: **04/07/24**

List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,990 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Cleared
Double Garage Detached**

Finished Floor Area

Abv Sqft:

1,952

Low Sqft:

Ttl Sqft:

1,952

DOM

42

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Dining Room

Main

12`7" x 13`2"

Living Room

Main

12`8" x 18`6"

2pc Bathroom

Main

6`0" x 5`9"

Bedroom - Primary

Upper

13`2" x 13`10"

Bonus Room

Upper

9`5" x 13`4"

Bedroom

Upper

10`0" x 10`3"

Laundry

Upper

5`6" x 6`0"

Room

Level

Dimensions

Kitchen

Main

15`3" x 11`0"

Mud Room

Main

5`7" x 9`8"

Foyer

Main

7`0" x 8`7"

5pc Ensuite bath

Upper

6`8" x 14`5"

4pc Bathroom

Upper

8`9" x 6`0"

Bedroom

Upper

9`10" x 10`3"

Bedroom

Basement

12`10" x 13`1"

3pc Bathroom	Basement	5`4" x 8`0"	Furnace/Utility Room	Basement	5`9" x 8`0"
			Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R-C2	
Legal Desc:	2934	

Remarks					
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Pub Rmks:	<p>Welcome to this stunning modern farmhouse infill duplex in the heart of Mt Pleasant, boasting contemporary charm and functionality. This exceptional residence features three bedrooms and two bathrooms, along with a bonus room and a convenient laundry room situated upstairs for optimal convenience. As you step into the main floor, you'll be greeted by elegant hardwood floors that enhance the spacious and inviting atmosphere. The heart of the home is the expansive kitchen, complete with a massive island adorned with sleek stainless steel fixtures, perfect for both culinary adventures and casual gatherings. Venturing upstairs, you'll find a thoughtfully designed layout that maximizes comfort and practicality. The bedrooms provide ample space for relaxation and personalization, while the bonus room offers versatility for various lifestyle needs. Additionally, the dedicated laundry room adds convenience to everyday living. The basement of this duplex presents a legal suite (Subject to City of Calgary approval) with a separate entrance, offering flexibility and potential for rental income or accommodating guests. This feature provides added privacy and independence while maintaining the overall functionality of the home. Experience the epitome of modern living in this farmhouse-inspired duplex, where every detail is meticulously crafted to elevate your lifestyle. **Please note: Photos are from the previous build**</p>				
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Inclusions:	N/A				
Property Listed By:	Exa Realty				

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







