



THE
A-TEAM

**RE/MAX
FIRST**

824 21 Avenue, Calgary T2M 1K4

MLS®#: **A2156750**

Area: **Mount Pleasant**

Listing Date: **08/10/24**

List Price: **\$1,048,888**

Status: **Active**

County: **Calgary**

Change: **-\$112, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,952

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,952

Lot Sz Ar:

2,990 sqft

Lot Shape:

DOM

39

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Interior Lot,Landscaped,Level,Views

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`7" x 13`2"	Kitchen	Main	15`3" x 11`0"
Living Room	Main	12`8" x 18`6"	Mud Room	Main	5`7" x 9`8"
2pc Bathroom	Main	6`0" x 5`9"	Foyer	Main	7`0" x 8`7"
Bedroom - Primary	Upper	13`2" x 13`10"	5pc Ensuite bath	Upper	6`8" x 14`5"
Bonus Room	Upper	9`5" x 13`4"	4pc Bathroom	Upper	8`9" x 6`0"
Bedroom	Upper	10`0" x 10`3"	Bedroom	Upper	9`10" x 10`3"
Laundry	Upper	5`6" x 6`0"	Bedroom	Basement	12`10" x 13`1"

4pc Bathroom

Basement

5`4" x 8`0"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`9" x 8`0"

Title:
Fee Simple
Legal Desc:

2934

Zoning:
R-C2

Remarks

Pub Rmks: **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******

Inclusions:
Property Listed By:

**Basement appliances
Royal LePage METRO**

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