



THE
A-TEAM

**RE/MAX
FIRST**

2505 21 Street, Calgary T2T 5A9

MLS®#: **A2159757**

Area: **Richmond**

Listing Date: **08/22/24**

List Price: **\$999,900**

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: **2013**

Lot Information
Lot Sz Ar: **2,787 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot,Sloped,Views**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,257**
Low Sqft:
Ttl Sqft: **2,257**

DOM

27
Layout
Beds: **4 (4)**
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,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 10`4"
Dining Room	Main	19`9" x 14`3"
Bedroom	Main	11`2" x 11`9"
4pc Bathroom	Main	0`0" x 0`0"
Media Room	Lower	19`2" x 19`8"
Office	Upper	12`11" x 10`1"
Bedroom	Main	11`4" x 11`8"

Room	Level	Dimensions
Kitchen	Main	19`10" x 13`10"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`2" x 11`5"
3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`9" x 17`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **1313147**

Remarks

Pub Rmks: **An inner city lifestyle infill like no other! Step away from cookie-cutter with this intelligently designed and completely original take on modern open concept living in Calgary. Panoramic mountain views! This unique layout allows for the square footage of a 3 storey home but in a less stair-heavy design. Built well above the standard building code and loaded with premium built-ins, extras, & features. Soaring 14' & 10' ceilings with wide plank white oak hardwood floors. Exciting sunken living room design element & focal point steel beam open riser staircases clad in 10 mm glass panels. Entertainer's dream kitchen with deluxe stainless steel appliances, quartz waterfall edge island & perimeter countertops, high gloss cabinetry, & built-in coffee maker. Upper level private master retreat with stunning vaulted ceiling & overhead skylight. Adjacent den/home office flex space. Incredible walk-in closet with built-ins. Spa inspired 5pc ensuite including separate deep soaker tub, 10 mil glass shower, in-floor heating, & dual vanity. Very unique separate split level off the main floor which is home to 3 more bedrooms & 2 full bathrooms including 1 ensuite. Lower basement level with huge media room with full length built-in & full bar with wine/beverage cooler. Many upgrades & extras including in-floor heating in bathrooms, 2 central A/C units, over-spec party wall construction, 18 foot tall concrete foundation wall, flat painted ceilings throughout, & multiple outdoor living spaces including large rear deck off the kitchen with sunny west exposure. Offering both city and mountain views! Full walkout lower level with separate entrance has the potential to be an easy separate rental unit conversion. Oversized double detached garage. The total package inner city lifestyle home for those looking for something unique!**

Inclusions: n/a
 Property Listed By: **RE/MAX Complete Realty**

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