

824 21 Avenue, Calgary T2M 1K4

MLS®#: **A2170939** Area: **Mount Pleasant** Listing Date: **10/04/24** List Price: **\$1,047,890**
 Status: **Active** County: **Calgary** Change: **-\$998, 09-Dec** 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:

Finished Floor Area
 Abv Sqft: **2,008**
 Low Sqft:
 Ttl Sqft: **2,008**

DOM

78
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: **Back Lane,Back Yard,Interior Lot,Landscaped,Level,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Composite Siding,Stucco,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Other** **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)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`8" x 5`1"	Dining Room	Main	13`2" x 10`9"
Foyer	Main	7`0" x 8`8"	Kitchen	Main	13`9" x 15`3"
Living Room	Main	14`1" x 18`7"	4pc Bathroom	Upper	8`3" x 5`0"
5pc Ensuite bath	Upper	8`7" x 14`6"	Bedroom	Upper	10`0" x 12`8"
Bedroom	Upper	10`1" x 12`8"	Bonus Room	Upper	16`2" x 13`2"
Bedroom - Primary	Upper	13`2" x 15`7"	Walk-In Closet	Upper	9`5" x 5`0"

4pc Bathroom
Dining Room
Kitchen
Walk-In Closet

Basement
Basement
Basement
Basement

8`0" x 5`0"
8`3" x 6`0"
8`3" x 10`6"
5`11" x 10`10"

Bedroom
Family Room
Furnace/Utility Room

Basement
Basement
Basement

12`11" x 13`2"
10`11" x 14`6"
7`11" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2934

Zoning:
R-C2

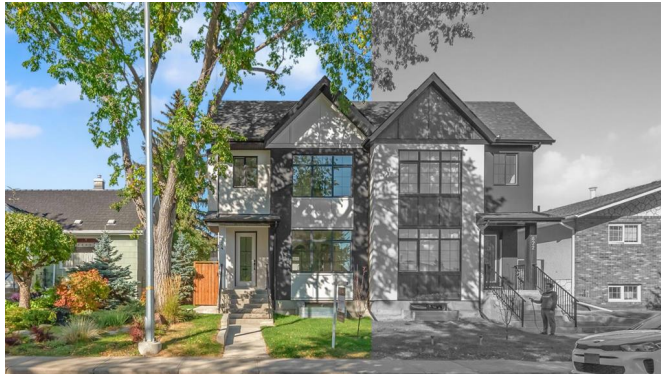
Remarks

Pub Rmks: **Located close to Confederation park, SAIT, minutes to Downtown and University of Calgary; Welcome to this stunning modern farmhouse-style half-duplex in the heart of Mt. Pleasant. This exceptional residence features a LEGAL SUITE. As you step onto 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, featuring a massive island adorned with sleek stainless steel KitchenAid appliances—perfect for culinary adventures and casual gatherings. The kitchen flows seamlessly into the living room, which overlooks the backyard. A conveniently located half-bathroom is situated near the mudroom that leads you to the backyard and a double car garage. Upstairs, the thoughtfully designed layout maximizes comfort and practicality. The three bedrooms provide ample space for relaxation and personalization, while the bonus room offers versatility for various lifestyle needs. The primary bedroom boasts a walk-in closet, a luxurious 5-piece ensuite, and an unobstructed view of the Calgary skyline. Additionally, a dedicated laundry room adds convenience to your daily routine. The basement features a legal suite (subject to City of Calgary approval) with a separate entrance, offering flexibility for rental income or guest accommodations. Experience the epitome of modern living in this farmhouse-inspired duplex, where every detail has been meticulously crafted to elevate your lifestyle.**

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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













824 21 Ave NW, Calgary, AB

Main Floor Exterior Area 198.25 sq ft
Interior Area 871.21 sq ft



PREPARED: 2024/10/03

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

824 21 Ave NW, Calgary, AB

Upper Floor Exterior Area 198.25 sq ft
Interior Area 875.64 sq ft



PREPARED: 2024/10/03

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 508.09 sq ft
Interior Area 738.82 sq ft
Excluded Area 52.32 sq ft



PREPARED 2024/10/03



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.