



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**824 21 Avenue, Calgary T2M 1K4**

MLS®#: **A2170939**

Area: **Mount Pleasant**

Listing Date: **10/04/24**

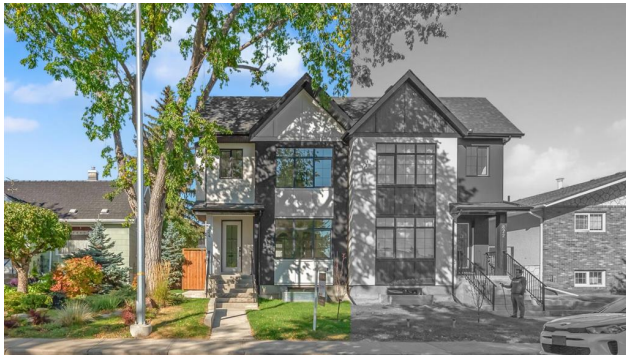
List Price: **\$1,048,888**

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

DOM

**48**  
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,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>
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	Basement	8`0" x 5`0"	Bedroom	Basement	12`11" x 13`2"
Dining Room	Basement	8`3" x 6`0"	Family Room	Basement	10`11" x 14`6"
Kitchen	Basement	8`3" x 10`6"	Furnace/Utility Room	Basement	7`11" x 7`5"

Walk-In Closet

Basement

5`11" x 10`10"

Legal/Tax/Financial

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.**

Inclusions:  
Property Listed By:

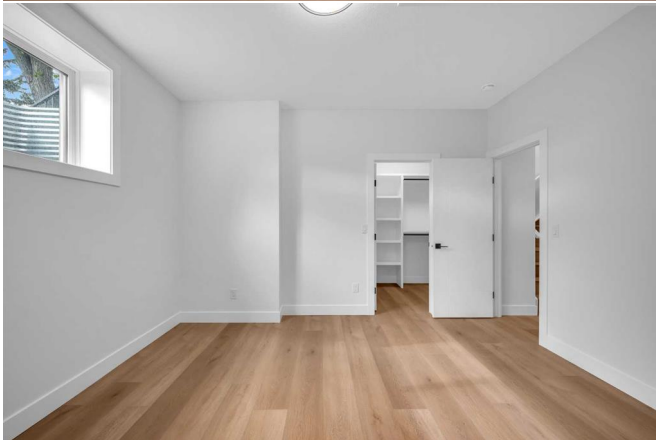
**N/A**  
**Royal LePage METRO**

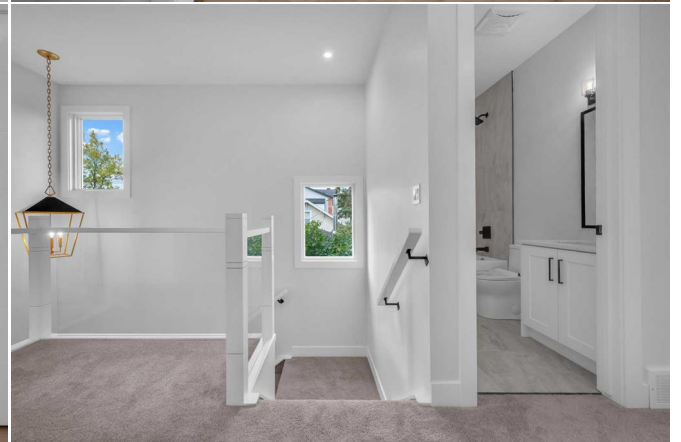
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



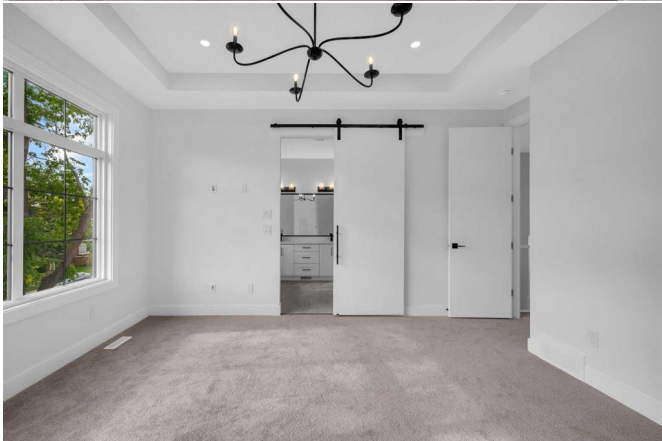














**824 21 Ave NW, Calgary, AB**  
 Main Floor Exterior Area 148.23 sq ft  
 Interior Area 871.21 sq ft



0 4 8 ft PREPARED: 2024/10/05

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 1000.23 sq ft  
 Interior Area 370.48 sq ft



0 4 8 ft PREPARED: 2024/10/05

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

Basement (Below Grade) Exterior Area 858.63 sq ft  
Interior Area 730.42 sq ft  
Excluded Area 52.35 sq ft



PREPARED: 2024-10-03



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