



THE
A-TEAM

**RE/MAX
FIRST**

1623 21 Avenue, Calgary T2M 1M2

MLS®#: **A2177670**

Area: **Capitol Hill**

Listing Date: **11/06/24**

List Price: **\$1,289,888**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,300 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
Park Feat: **Double Garage Detached**

DOM

77
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Electric Water Heater,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Range,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 13`1"
Dining Room	Main	11`6" x 11`6"
Office	Main	10`2" x 5`0"
Bedroom - Primary	Upper	13`6" x 11`1"
Other	Upper	8`0" x 2`0"
Bedroom	Upper	11`8" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 9`2"
Pantry	Main	10`3" x 7`6"
Mud Room	Main	8`6" x 7`6"
Walk-In Closet	Upper	9`10" x 9`2"
Bedroom	Upper	11`8" x 11`1"
Laundry	Upper	7`2" x 6`0"

Bedroom
Kitchen
Laundry
4pc Bathroom
3pc Ensuite bath

Lower
Lower
Lower
Lower
Upper

10`8" x 9`6"
9`5" x 7`0"
8`5" x 7`2"

Bedroom
Game Room
2pc Bathroom
3pc Ensuite bath
5pc Ensuite bath

Lower
Lower
Main
Upper
Upper

14`3" x 7`11"
16`4" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2864AF**

Zoning:
R-CG

Remarks

Discover luxury and functionality in this spacious detached infill, nestled in the desirable community of Capitol Hill. Built by the award-winning ACE HOMES, this home sits on an impressive 27.5-foot WIDE LOT, offering over 3,000 SQFT of developed space that combines contemporary design with thoughtful details. With a total of 5 BEDROOMS, this home is ideal for families, multi-generational living, or those looking for rental potential. The layout includes 3 bedrooms upstairs and a 2-bedroom LEGAL BASEMENT SUITE with its own entrance. The main floor is designed for both elegance and convenience, featuring a dedicated dining room, a POCKET OFFICE, a walk-in BUTLERS PANTRY with a prep sink and beverage fridge, and a SOUTH-FACING LIVING ROOM that fills the space with natural light. A spacious mudroom and powder room add to the home's functionality. Upstairs, you'll find a large primary suite with a VAULTED CEILING, a custom COFFEE BAR, and a 5-piece ensuite with upscale finishings. Two additional bedrooms, each with tray ceiling details and their own 3-PIECE ENSUITE, provide a perfect balance of privacy and comfort for family members or guests. The legal basement suite, with separate mechanical room access, is fully equipped with a modern kitchen, including a fridge, dishwasher, OTR microwave, and range, along with IN-SUITE LAUNDRY. The basement's two bedrooms share a full bath, creating an ideal setup for extended family or rental income. Throughout the home, custom built-ins, quartz countertops, and a stainless steel appliance package elevate the level of quality. There's also rough-in for air conditioning and steam shower, ensuring convenience in every detail. Located just minutes from downtown Calgary, Capitol Hill offers the perfect blend of residential charm and urban convenience. This community is known for its lush green spaces like Confederation Park, which is ideal for family outings, trails, and golfing. With nearby access to SAIT, the University of Calgary, and North Hill Shopping Centre, residents enjoy a range of educational, shopping, and dining options. Capitol Hill's proximity to major transit routes also makes commuting a breeze, while local cafes, markets, and eateries make it a vibrant neighbourhood that retains a warm, close-knit feel. Don't miss your chance to make personalized selections and tailor finishes to your style, as this stunning home is still under construction. Schedule a viewing today and explore the exceptional lifestyle Capitol Hill has to offer!

Inclusions: **Appliances**
 Property Listed By: **RE/MAX House of Real Estate**

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

1623 21 Avenue NW (West)



MAIN FLOOR
 TOTAL
 1000 SQ FT
 1000 SQ FT

1623 21 Avenue NW (West)



UPPER FLOOR
 TOTAL
 1000 SQ FT
 1000 SQ FT

1623 21 Avenue NW (West)



BASEMENT
 TOTAL
 1000 SQ FT
 1000 SQ FT









