



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

**45**  
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 13`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 11`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>10`3" x 7`6"</b>
<b>Office</b>	<b>Main</b>	<b>10`2" x 5`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`6" x 7`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 11`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`10" x 9`2"</b>
<b>Other</b>	<b>Upper</b>	<b>8`0" x 2`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`2" x 6`0"</b>

**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









