



THE A-TEAM

RE/MAX FIRST

824 21 Avenue, Calgary T2M 1K4

MLS®#: A2185404 Area: Mount Pleasant Listing Date: 01/04/25 List Price: \$1,039,888
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Duplex
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 2,990 sqft
Lot Shape:

DOM

6
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
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)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, etc.

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:

Zoning:
R-C2

2934

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.**

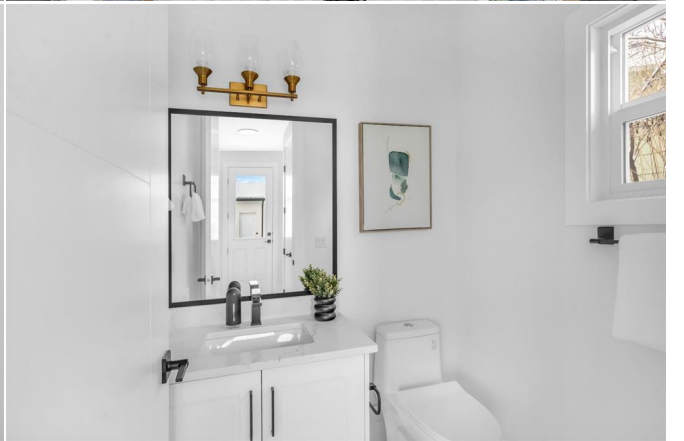
Inclusions:
Property Listed By:

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

Upper Floor Exterior Area 1090.29 sq ft
Interior Area 975.44 sq ft



0 4 8 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 1090.29 sq ft
Interior Area 975.44 sq ft



0 4 8 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

Main Floor Exterior Area 1418.25 sq ft
Interior Area 871.21 sq ft



0 4 8 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.

