



1623 21 Avenue Calgary Alberta

\$1,249,888

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 ...

Bedroom 10.67 Ft x 9.50 Ft	Office 10.17 Ft x 5.00 Ft
Bedroom 14.25 Ft x 7.92 Ft	Other 8.50 Ft x 7.50 Ft
Kitchen 9.42 Ft x 7.00 Ft	2pc Bathroom Measurements not available
Recreational, Games room 16.33 Ft x 10.00 Ft	Primary Bedroom 13.50 Ft x 11.08 Ft
Laundry room 8.42 Ft x 7.17 Ft	Other 9.83 Ft x 9.17 Ft
4pc Bathroom Measurements not available	Other 8.00 Ft x 2.00 Ft

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Listing Presented By:



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See

Mirror

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Living room 15.50 Ft x 13.08 Ft
Kitchen 14.50 Ft x 9.17 Ft
Dining room 11.50 Ft x 11.50 Ft
Pantry 10.25 Ft x 7.50 Ft

Bedroom 11.67 Ft x 11.08 Ft
Bedroom 11.67 Ft x 10.67 Ft
Laundry room 7.17 Ft x 6.00 Ft