



824 21 Avenue Calgary Alberta

\$1,039,888

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. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft
 Bedroom 12.92 Ft x 13.17 Ft
 Dining room 8.25 Ft x 6.00 Ft
 Family room 10.92 Ft x 14.50 Ft
 Kitchen 8.25 Ft x 10.50 Ft
 Furnace 7.92 Ft x 7.42 Ft
 Other 5.92 Ft x 10.83 Ft
 2pc Bathroom 5.67 Ft x 5.08 Ft
 Dining room 13.17 Ft x 10.75 Ft
 Foyer 7.00 Ft x 8.67 Ft

Kitchen 13.75 Ft x 15.25 Ft
 Living room 14.08 Ft x 18.58 Ft
 4pc Bathroom 8.25 Ft x 5.00 Ft
 5pc Bathroom 8.58 Ft x 14.50 Ft
 Bedroom 10.00 Ft x 12.67 Ft
 Bedroom 10.08 Ft x 12.67 Ft
 Bonus Room 16.17 Ft x 13.17 Ft
 Primary Bedroom 13.17 Ft x 15.58 Ft
 Other 9.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
 Royal LePage METRO



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