



1512 21A Street Calgary Alberta

\$2,000,000

Situated in the highly coveted community of Briar Hill, this contemporary residence offers luxurious city living just moments away from downtown Calgary. Enjoy unmatched convenience with quick access to SAIT, Foothills Medical Centre, Alberta Children's Hospital, the Stampeders' McMahon Stadium, and popular local amenities such as North Hill Centre, neighbourhood eateries, parks, playgrounds, and the LRT. The exterior of the home immediately impresses with its exceptional curb appeal, featuring lush mature trees, beautiful landscaping, concrete planters, and a private front courtyard that sets the tone for refined elegance. Upon entering, you're welcomed by a grand, formal tiled foyer that seamlessly connects to an elegant dining room and versatile den, both adorned with bespoke doors and built-in cabinetry. A conveniently located main-floor bathroom with a custom shower offers flexibility, allowing the den to be easily converted into an additional bedroom. The stunning great room is the heart of the home, highlighted by a gourmet chef's kitchen equipped with premium Thermador appliances, including a 4-foot stainless steel refrigerator, dual wall ovens, a 5-burner gas cooktop, and a custom-built kitchen table. The adjacent family room showcases a striking extra-long gas fireplace, built-in cabinetry, and sliding doors leading to an expansive deck overlooking the beautifully landscaped backyard, complete with an RV pad. An elegant open riser staircase, illuminated by a generous 4'x4' skylight, leads to the upper floor, featuring three spacious bedrooms, each with private 4-piece ensuites. The primary suite is an exceptional retreat with designer wood-accented walls, a custom walk-in closet illuminated by its own skylight, and a luxurious ensuite boasting double sinks, a steam shower, and a relaxing soaker tub. The upper level also offers a functional laundry room...

Family room 23.33 Ft x 15.75 Ft

Recreational, Games room 16.50 Ft x 10.92 Ft

Bedroom 14.83 Ft x 13.67 Ft

Other 7.67 Ft x 4.50 Ft

Bedroom 11.83 Ft x 11.08 Ft

Other 6.75 Ft x 5.33 Ft

Dining room 17.83 Ft x 12.50 Ft

Foyer 8.42 Ft x 8.08 Ft

Office 14.83 Ft x 11.33 Ft

3pc Bathroom 11.75 Ft x 4.83 Ft

Bonus Room 10.92 Ft x 10.25 Ft

Primary Bedroom 17.58 Ft x 14.83 Ft

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Listing Presented By:



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eXp Realty

RE/MAX
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(CENTRAL)

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Furnace 16.00 Ft x 7.17 Ft
5pc Bathroom 12.17 Ft x 10.00 Ft
Living room 21.83 Ft x 16.25 Ft
Kitchen 18.00 Ft x 16.83 Ft

Other 11.50 Ft x 7.33 Ft
5pc Bathroom 16.00 Ft x 10.17 Ft
Bedroom 15.50 Ft x 13.83 Ft