



## 2507 21 Street Calgary Alberta

\$1,149,900

2507 21 St SW. An inner city lifestyle infill like no other! Step away from cookie-cutter with this intelligently designed and completely original take on modern open concept living in Calgary. Panoramic mountain views! This unique layout allows for the square footage of a 3 storey home but in a less stair-heavy design. Built well above the standard building code and loaded with premium built-ins, extras, & features. Soaring 10' ceilings and wide plank white oak hardwood floors. Exciting sunken living room design element & focal point open riser staircases clad in 10 mm glass panels. Entertainer's dream kitchen with deluxe stainless steel appliances, quartz waterfall edge island & perimeter countertops, high gloss white cabinetry, & built-in coffee maker. Upper level private master retreat with stunning vaulted ceiling & overhead windows. Adjacent den/home office flex space. Incredible walk-in closet with full wall of closeted built-ins. Spa inspired 5pc ensuite including separate deep soaker tub, 10 mil glass shower, & dual vanity. Very unique separate split level off the main floor which is home to 3 more bedrooms & 2 full bathrooms including 1 ensuite. Lower level with huge media room with full length built-in & full wet bar. Many upgrades & extras including all in-floor heating in bathrooms, 2 central A/C units, over-spec party wall construction, 18 foot tall concrete foundation wall, flat painted ceilings throughout, & multiple outdoor living spaces. Full walkout lower level with separate entrance. Oversized double detached garage. The total package inner city lifestyle home for those looking for something unique! (id:6769)

Media 18.67 Ft x 12.67 Ft

Bedroom 13.50 Ft x 8.67 Ft

Bedroom 11.08 Ft x 9.08 Ft

Bedroom 11.08 Ft x 8.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 19.50 Ft x 13.50 Ft

Kitchen 13.67 Ft x 13.58 Ft

Dining room 13.00 Ft x 9.50 Ft

Primary Bedroom 17.75 Ft x 11.75 Ft

Den 10.33 Ft x 9.42 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://michaelmatt.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net