



# 1404 21 Avenue Calgary Alberta

\$939,000

Gorgeous oversized semi-detached home overlooking Confederation Park in the heart of Capitol Hill! This home has over 3,300sq ft of developed living space with a basement development that is perfect for a nanny suite or in-law. Main floor greets you with dark oak hardwood flooring, main floor office/flex room inside the front entrance, 9 ft ceilings, large open floor plan in the main living area with upgraded chef's kitchen, Jenn Air appliances with gas stove, walk-in pantry, granite counter tops and large island with seating. Spacious dining area and cozy living room with gas fireplace leading out to a large back deck. Upper level has a large primary suite with 5-piece ensuite, & walk-in closet leading directly into the convenient laundry room. Two additional bedrooms and another full bath. Basement is fully equipped with a beautiful wet bar, stunning media room, half bath for guests and an additional bedroom with 4-piece ensuite that is perfect for any house guest. Nicely appointed back yard with a large deck, fake turf for easy maintenance and a detached double garage. Incredible location, just steps away from Confederation Park, transit, shopping and a host of other great amenities. This home presents a great opportunity to buy a gorgeous home, in a great location, with more sq footage than anything else that is offered in the neighbourhood! Call today to book a private showing! (id:6769)

- |   |   |
|---|---|
| Media 19.08 Ft x 17.58 Ft               | Office 13.25 Ft x 12.83 Ft              |
| 2pc Bathroom Measurements not available | 2pc Bathroom Measurements not available |
| Bedroom 13.50 Ft x 11.50 Ft             | Primary Bedroom 16.33 Ft x 12.50 Ft     |
| 4pc Bathroom Measurements not available | 5pc Bathroom Measurements not available |
| Other 7.92 Ft x 6.50 Ft                 | Bedroom 12.42 Ft x 9.83 Ft              |
| Living room 20.00 Ft x 12.92 Ft         | Bedroom 12.42 Ft x 9.83 Ft              |
| Kitchen 14.33 Ft x 9.50 Ft              | Laundry room 7.42 Ft x 5.50 Ft          |
| Dining room 18.00 Ft x 6.33 Ft          | 4pc Bathroom Measurements not available |

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.joshhamilton.ca/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca