



# 515 21 Avenue Calgary Alberta

\$1,325,000

Nestled on a tree-lined street in the vibrant Mission neighbourhood, this architectural masterpiece, envisioned by the esteemed Sturgess Architecture and recently revitalized by Paul Lavoie, seamlessly blends timeless contemporary design with functionality and warmth. Spanning an impressive 3367 square feet of living space, this luxury townhouse boasts 200k in recent updates, reflecting unparalleled quality. The striking red brick exterior and meticulous landscaping immediately captivate visitors. Stepping inside, the hardwood floors bathed in natural light create a welcoming ambiance. Luxurious details abound, from custom millwork to cabinetry and built-ins, quartz countertops, high-end fixtures, designer lighting, and a fully integrated sound system. Meticulously chosen wall and window treatments further elevate the already stunning aesthetic with an extra touch of opulence. The kitchen, designed for both daily living and entertaining, is a culinary enthusiast's dream. Equipped with top-of-the-line Miele and Sub-Zero appliances, it ensures unparalleled quality and performance. The open-concept main floor seamlessly integrates a living and dining area, culminating in the captivating family room with its soaring 19' ceiling. Ascending the open riser steel beam staircase with solid hardwood treads leads to the second floor, where a home office with custom built-ins overlooks the family room below. A secondary bedroom, complete with a walk-through closet and ensuite, completes this level. The primary suite on the top floor offers an oasis of luxury and comfort, featuring balconies on both the north and south sides, a spacious bedroom with built-ins, an en-suite bathroom, and a generous walk-in closet. The in-floor heated basement serves as a haven for family entertainment, boasting a media room or potential gym, along with an additional bedroom and bath. The south ba...

- 5pc Bathroom 3.05 M x 4.44 M
- Bedroom 5.33 M x 4.60 M
- Office 2.19 M x 4.01 M
- Other 3.05 M x 2.29 M
- 4pc Bathroom 4.17 M x 4.72 M
- Primary Bedroom 5.33 M x 4.44 M

- Recreational, Games room 4.52 M x 4.22 M
- Furnace 2.44 M x 3.71 M
- Furnace 1.91 M x 1.30 M
- Dining room 5.31 M x 3.10 M
- Family room 5.23 M x 4.01 M
- Kitchen 4.19 M x 3.94 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Other 1.96 M x 3.07 M

4pc Bathroom 2.36 M x 2.31 M

Bedroom 5.16 M x 3.35 M

Living room 5.31 M x 3.35 M

Pantry Measurements not available