



## 635 21 Avenue Calgary Alberta

\$1,095,000

The timeless NEW YORK-INSPIRED BRICK HOME you've been waiting for! 10 min walk to serene Confederation Park, Mount Pleasant playground & outdoor rink, & 4th Street & 16 Avenue amenities! This brand-new detached 4-BED, 3.5 Bath infill offers over 2600+SQ FT of total living space complete w/ 4 BEDS, large primary living spaces & a SUNNY SOUTH BACKYARD. This home blends high-end finishes w/ strong attention to detail & features luxury upgrades, including eng. hardwood flooring, 10' ceilings on the main & custom detailing throughout. The open-concept main floor features open views into the main living/dining areas from the spacious front foyer & an impressive, upscale kitchen. The spacious & quiet front OFFICE is nicely tucked away from the main living spaces and overlooks the front yard. The kitchen is the true heart of the home, offering custom-built cabinetry, a large central island, a flush eating bar, and premium stainless-steel appliances. The living room offers an inset gas fireplace w/ tile surround & off-set built-in cabinetry with space to mount a TV making this the perfect place to entertain and relax with family. Large sliding glass doors open onto the sunny SOUTH backyard perfect for enjoying warm Summer days. A rear mudroom is complete w/ a bench, closet, & coat hooks, & a gorgeous powder room finishes off the main floor. The second level hosts a BONUS ROOM, 3 beds & 2 full baths. The primary suite features a 10' tray ceiling, a large walk-in closet, & 5-pc ensuite w/ dual vanity, heated floors, a stand-up shower w/ a glass enclosure & rough-in for steam, a free-standing soaker tub, & a private water closet. Two additional bedrooms have beautiful TRAY CEILINGS & share the main 4pc bathroom w/ a quartz counter, an under-mount sink, & a tub/shower combo with full-height tile. The fully finished basement makes the perfect entertainment space w/ a large fami...

Bedroom 12.08 Ft x 10.00 Ft

Exercise room 9.92 Ft x 7.42 Ft

Recreational, Games room 15.33 Ft x 14.50 Ft

3pc Bathroom Measurements not available

Living room 22.42 Ft x 12.25 Ft

Office 10.00 Ft x 9.00 Ft

Primary Bedroom 16.00 Ft x 13.50 Ft

Bedroom 12.00 Ft x 9.67 Ft

Bedroom 12.00 Ft x 9.75 Ft

Bonus Room 10.17 Ft x 9.83 Ft

Laundry room 8.00 Ft x 5.42 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



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CIR

REALTY

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Other 19.50 Ft x 8.42 Ft

5pc Bathroom Measurements not available

2pc Bathroom Measurements not available