



1205 21 Avenue Calgary Alberta

\$885,000

Welcome to your dream home in the heart of Capitol Hill--where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown. Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace--perfect for relaxed evenings--and a spacious dining area ideal for entertaining. A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath--designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYNLawn and a sunny patio for BBQs or morning coffee. Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level. The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens. Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities. This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable neighbourhoods, call your favourite rea...

4pc Bathroom 5.50 Ft x 8.25 Ft
5pc Bathroom 5.92 Ft x 17.00 Ft
Bedroom 9.75 Ft x 11.00 Ft
Bedroom 14.00 Ft x 9.75 Ft
Laundry room 5.58 Ft x 8.08 Ft
Primary Bedroom 13.58 Ft x 14.08 Ft

Other 9.25 Ft x 4.33 Ft
Bedroom 13.75 Ft x 10.17 Ft
Recreational, Games room 19.08 Ft x 21.08 Ft
2pc Bathroom 4.67 Ft x 5.25 Ft
Dining room 10.42 Ft x 14.42 Ft
Family room 19.92 Ft x 12.50 Ft
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Listing Presented By:



Originally Listed by:
eXp Realty



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Other 5.83 Ft x 10.83 Ft

3pc Bathroom 4.92 Ft x 8.42 Ft

Kitchen 9.50 Ft x 13.25 Ft

Living room 13.67 Ft x 11.00 Ft