



21 Columbia Place Calgary Alberta

\$975,000

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY JUNE 21 FROM 1-4PM****More than just a great family home - this property offers something rare: an additional 540+ sq ft of above-grade living space in a beautifully finished garage studio, bringing the total to 2,541 sq ft of livable space. Whether you're looking for a home office, guest space, creative studio, or a spot for teens or extended family, the garage studio gives you options you won't find elsewhere. Elegant, immaculate, and filled with natural light, this beautifully updated home offers a rare combination of classic charm and modern design in a highly sought-after location. Boasting stunning views from both the front and back, this residence is nestled on a quiet, tree-lined street just steps from schools, shopping, parks, and the University of Calgary, with easy access to downtown. Step inside to a bright and spacious living and dining area where design and comfort meet. The living room features a striking mahogany accent wall and a tastefully done stone feature wall with a wood-burning fireplace, creating a warm and inviting ambience. Immaculate original oak hardwood flooring and large triple-pane windows with Hunter Douglas coverings add a touch of timeless elegance, while custom-built-in wall shelving provides both style and function. The kitchen is a true chef's dream, showcasing custom-built cherry wood cabinetry, top-of-the-line stainless steel appliances, a travertine backsplash, and a central island with a breakfast bar - perfect for casual dining or entertaining guests. The main floor offers a thoughtfully designed layout with three generously sized bedrooms, including a serene primary retreat. A beautifully updated 4-piece bathroom features high-end fixtures and a custom glass-enclosed shower, continuing the home's refined aesthetic. Downstairs, the fully developed basement presents an ideal setup...

Family room 22.00 Ft x 12.25 Ft

Kitchen 14.17 Ft x 10.83 Ft

Bedroom 11.58 Ft x 9.83 Ft

Laundry room 18.08 Ft x 7.33 Ft

4pc Bathroom 7.83 Ft x 7.50 Ft

Living room/Dining room 18.33 Ft x 13.00 Ft

Kitchen 17.25 Ft x 10.00 Ft

Primary Bedroom 14.25 Ft x 10.58 Ft

Bedroom 10.17 Ft x 9.00 Ft

Bedroom 10.58 Ft x 10.50 Ft

Foyer 14.42 Ft x 6.25 Ft

4pc Bathroom 7.50 Ft x 6.67 Ft

Listing Presented By:



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