



7212 21A Street Calgary Alberta

\$789,900

Yes, the first side sold fast...! In multiple offers to a very savvy young professional who saw a RARE OPPORTUNITY to own a BRAND NEW & LUXURIOUS perfectly laid out home built on a CENTURY OLD TREE LINED STREET with a MASSIVE BACKYARD at a VERY AFFORDABLE PRICE. And now the neighbouring home is looking for an owner. "...use the LEGAL BASEMENT SUITE as a mortgage helper until you and your family can enjoy this gorgeous residence yourself...". | DESIGNER FINISHES + EXCEPTIONAL CURB APPEAL including UPGRADED HARDIE EXTERIOR | Walking distance to Public, Catholic and Charter schools + Shopping, Medical, senior facility and one of Calgary's only remaining outdoor pools. JUST MINUTES from 2 NEW GREEN LINE TRAIN STATIONS currently under construction. PRIMARY OASIS WITH VAULTED CEILINGS & VIEWS of the parks and tree lines. VERY QUIET & PRIVATE...this home is an impressive sanctuary for any busy family. Extra windows grace the west-facing dining room creating a bright and airy space for gathering over delicious meals. The gorgeous chef's dream kitchen inspires culinary adventures featuring designer lighting, a gas cooktop, stone countertops, full-height cabinets, a large centre island with breakfast bar seating for at least 4 and a built-in wall pantry for extra storage. Adjacently, the living room encourages relaxation in front of the linear fireplace with fantastic backyard views. A mudroom with built-ins leads from the rear yard to the stylish powder room for a quick clean-up upon entry. Upstairs, the primary bedroom is a calming oasis with GRANDE VAULTED CEILINGS with GORGEOUS VIEWS, a custom walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and an oversized shower. UPSTAIRS LAUNDRY. Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. Entirely private from the upper levels the legally su...

Family room 12.42 Ft x 19.92 Ft

Furnace 9.00 Ft x 10.42 Ft

Kitchen 6.58 Ft x 7.58 Ft

Bedroom 9.58 Ft x 9.92 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Dining room 12.75 Ft x 9.00 Ft

2pc Bathroom 6.42 Ft x 5.08 Ft

Primary Bedroom 12.75 Ft x 12.08 Ft

Bedroom 10.00 Ft x 10.50 Ft

Bedroom 10.00 Ft x 10.50 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Foyer	7.50 Ft x 6.00 Ft	5pc Bathroom	8.83 Ft x 11.25 Ft
Living room	13.25 Ft x 11.42 Ft	4pc Bathroom	4.92 Ft x 8.00 Ft
Kitchen	15.42 Ft x 15.67 Ft		