



# 824 21 Avenue Calgary Alberta

\$1,049,000

Welcome to this stunning modern farmhouse infill duplex in the heart of Mt Pleasant, boasting contemporary charm and functionality. This exceptional residence features three bedrooms and two bathrooms, along with a bonus room and a convenient laundry room situated upstairs for optimal convenience. As you step into the main floor, you'll be greeted by elegant hardwood floors that enhance the spacious and inviting atmosphere. The heart of the home is the expansive kitchen, complete with a massive island adorned with sleek stainless steel fixtures, perfect for both culinary adventures and casual gatherings. Venturing upstairs, you'll find a thoughtfully designed layout that maximizes comfort and practicality. The bedrooms provide ample space for relaxation and personalization, while the bonus room offers versatility for various lifestyle needs. Additionally, the dedicated laundry room adds convenience to everyday living. The basement of this duplex presents a legal suite (Subject to City of Calgary approval) with a separate entrance, offering flexibility and potential for rental income or accommodating guests. This feature provides added privacy and independence while maintaining the overall functionality of the home. Experience the epitome of modern living in this farmhouse-inspired duplex, where every detail is meticulously crafted to elevate your lifestyle. \*\*Please note: Photos are from the previous build\*\* (id:6769)

Bedroom 12.83 Ft x 13.08 Ft  
4pc Bathroom 5.33 Ft x 8.00 Ft  
Furnace 5.75 Ft x 8.00 Ft  
Dining room 12.58 Ft x 13.17 Ft  
Kitchen 15.25 Ft x 11.00 Ft  
Living room 12.67 Ft x 18.50 Ft  
Other 5.58 Ft x 9.67 Ft  
2pc Bathroom 6.00 Ft x 5.75 Ft

Foyer 7.00 Ft x 8.58 Ft  
Primary Bedroom 13.17 Ft x 13.83 Ft  
5pc Bathroom 6.67 Ft x 14.42 Ft  
Bonus Room 9.42 Ft x 13.33 Ft  
4pc Bathroom 8.75 Ft x 6.00 Ft  
Bedroom 10.00 Ft x 10.25 Ft  
Bedroom 9.83 Ft x 10.25 Ft  
Laundry room 5.50 Ft x 6.00 Ft

Listing Presented By:



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