



## 824 21 Avenue Calgary Alberta

\$1,048,888

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. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft  
 Bedroom 12.92 Ft x 13.17 Ft  
 Dining room 8.25 Ft x 6.00 Ft  
 Family room 10.92 Ft x 14.50 Ft  
 Kitchen 8.25 Ft x 10.50 Ft  
 Furnace 7.92 Ft x 7.42 Ft  
 Other 5.92 Ft x 10.83 Ft  
 2pc Bathroom 5.67 Ft x 5.08 Ft  
 Dining room 13.17 Ft x 10.75 Ft  
 Foyer 7.00 Ft x 8.67 Ft

Kitchen 13.75 Ft x 15.25 Ft  
 Living room 14.08 Ft x 18.58 Ft  
 4pc Bathroom 8.25 Ft x 5.00 Ft  
 5pc Bathroom 8.58 Ft x 14.50 Ft  
 Bedroom 10.00 Ft x 12.67 Ft  
 Bedroom 10.08 Ft x 12.67 Ft  
 Bonus Room 16.17 Ft x 13.17 Ft  
 Primary Bedroom 13.17 Ft x 15.58 Ft  
 Other 9.42 Ft x 5.00 Ft

Listing Presented By:



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