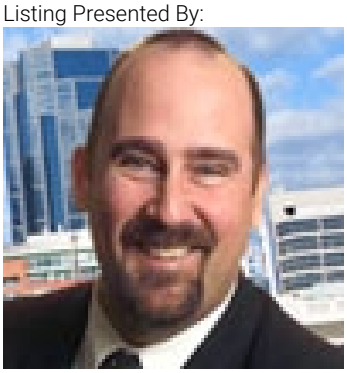


# 1632 21 Avenue Calgary Alberta

$1,099,888

Welcome to this stunning brand-new duplex in the highly sought-after community of Capitol Hill! Thoughtfully designed with modern elegance and functional living in mind, this home offers exceptional finishings and a prime inner-city location. The main floor features impressive 10-foot ceilings and a bright, south-facing entrance that fills the home with natural light. The well-appointed dining area flows seamlessly into a sleek, contemporary kitchen complete with a stylish coffee bar and premium finishes. A dedicated office/flex space provides the perfect setup for working from home. The inviting living room is anchored by a gas fireplace and large patio doors that lead to a spacious rear deck, fully fenced backyard, and double detached garage -- ideal for entertaining and everyday convenience. Upstairs, you'll find three generously sized bedrooms, a bonus room, convenient upper-floor laundry, and two full bathrooms. The primary retreat offers a walk-in closet and a luxurious ensuite featuring dual vanities, and a custom shower. The fully finished basement expands your living space with a bedroom, a full bathroom, and a wet bar - perfect for guests, extended family, or added entertainment space. Located just minutes from Confederation Park, SAIT, the University of Calgary, downtown, and numerous amenities, this home offers the perfect balance of lifestyle and location. A rare opportunity to own a beautifully crafted new home in one of Calgary's most desirable inner-city communities! (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage METRO


**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca


Recreational, Games room 33.83 Ft x 15.42 Ft
Bedroom 11.58 Ft x 11.42 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Dining room 13.58 Ft x 11.58 Ft
Kitchen 16.58 Ft x 15.42 Ft
Living room 16.58 Ft x 14.17 Ft
2pc Bathroom 5.42 Ft x 5.75 Ft
Office 9.33 Ft x 9.92 Ft

Foyer 7.17 Ft x 6.25 Ft
Bonus Room 9.33 Ft x 15.75 Ft
Primary Bedroom 17.58 Ft x 13.58 Ft
5pc Bathroom 13.42 Ft x 9.17 Ft
Laundry room 6.00 Ft x 4.50 Ft
4pc Bathroom 4.83 Ft x 7.83 Ft
Bedroom 11.33 Ft x 9.58 Ft
Bedroom 11.33 Ft x 9.92 Ft


The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.