

1205 21 Avenue NW
Calgary, Alberta

MLS # A2228159



\$885,000

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|------------------|---|---------------|-------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,909 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Double Vanity, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your dream home in the heart of Capitol Hill—where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown. Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace—perfect for relaxed evenings—and a spacious dining area ideal for entertaining. A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath—designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYN Lawn and a sunny patio for BBQs or morning coffee. Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level. The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens. Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities. This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable

neighbourhoods, call your favourite realtor today to book a showing before it's gone!