

\$1,099,000 - 422 21 Avenue Ne, Calgary

MLS® #A2100314

\$1,099,000

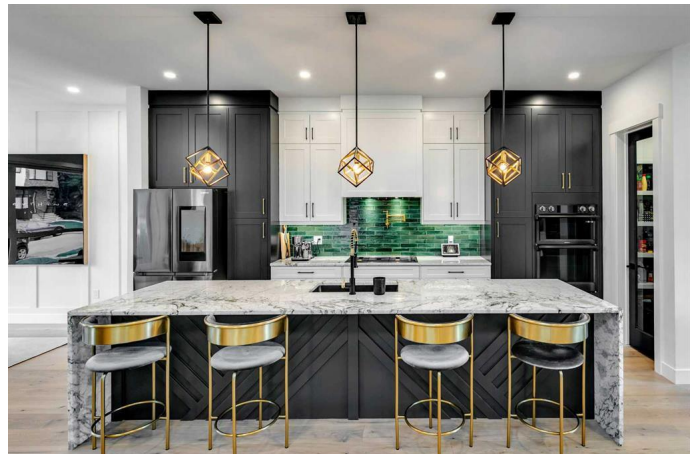
4 Bedroom, 4.00 Bathroom, 1,870 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Nestled just minutes from downtown Calgary, this magnificent semi-detached home offering over 2400SqFt of developed living space, blends luxury finishes with smart home technology for an unparalleled living experience. The bright open-concept main floor is soaked in natural light and features wide plank wood laminate floors, a gourmet kitchen with Boticelli granite counters, a gorgeous waterfall-edge island, designer tile back splash with pot filler, under mount lighting, and full height cabinets with finished bulkhead detail. Seamlessly flowing into the spacious living area with focal stone fireplace, all blending out to access to a private, fully fenced no-maintenance backyard oasis. Even the double detached garage is finished with epoxy floors and full 8ft car access door. The back entry offers a thoughtful mudroom area for easy organization. Smart home integration such as Google voice control, automated Hunter Douglas blinds, and Nest climate and security systems offer effortless comfort and convenience.

The bright staircase to the upper level features two windows adding to the open feeling, and leads to the sprawling primary suite, which will surely be your private sanctuary. Enjoy scenic views from vaulted ceilings and expansive windows or cozy up to a movie in bed with a sleek fireplace setting the ambiance. An incredible spa-like ensuite boasts heated floors, artistic standalone soaker tub, a steam shower, and more. The massive walk in closet



features built in organization, a clothes steamer & also conveniently leads to the upper level laundry facilities. Down the brightly lit hall from the overhead skylight is a full 4pc bathroom & another 2 bedrooms, accented with designer tones and a large windows overlooking the back yard. Retreat to the fully developed basement where you can entertain in style with a state-of-the-art home theatre, stay fit with the dedicated gym area with mirrored wall, and unwind with the upscale wet bar area with beverage fridge. There is also another 4th bedroom and full bathroom. Finished to the most discerning of standards and offered in pristine condition. This move-in ready home is in a great location with convenient access to downtown, shopping, commuter routes and is absolutely a must see!

Built in 2022

Essential Information

MLS® #	A2100314
Price	\$1,099,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,870
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	422 21 Avenue Ne
Subdivision	Winston Heights/Mountview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Recessed Lighting, See Remarks, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	April 4th, 2024
Days on Market	87
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.