

\$1,195,000 - 1103 21 Avenue Nw, Calgary

MLS® #A2124776

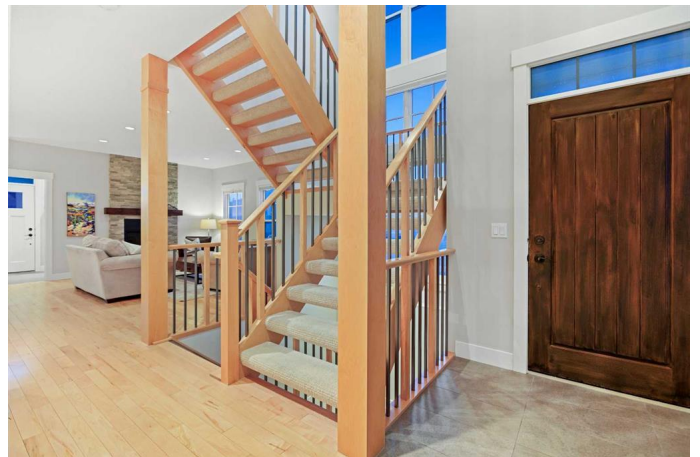
\$1,195,000

4 Bedroom, 5.00 Bathroom, 1,929 sqft

Residential on 0.09 Acres

Capitol Hill, Calgary, Alberta

WELCOME to this AIR-CONDITIONED, IMMACULATE 2 STOREY HOME that has 3076.99 Sq Ft of DEVELOPED LIVING SPACE w/FULLY LEGAL SUITE in Basement incl/SEPARATE ENTRANCE, a DOUBLE DETACHED INSULATED, FULL FINISHED GARAGE (IN-FLOOR HEATING, 220v/OVERSIZED Garage Doors), a DECK, + a PATIO on a 3393 Sq Ft CORNER LOT in the SOUGHT-AFTER Community of CAPITOL HILL!!! This HOME has 4 BEDROOMS, 5 BATHROOMS (incl/EN-SUITE), IN-FLOOR HEATING in Basement, HUNTER DOUGLAS BLINDS, CENTRAL VACUUM in Main/Basement. AMAZING CURB APPEAL incl/WELL-MAINTENANCE LANDSCAPING, GRASS, + WELCOMING FRONT PORCH where you can sit ENJOYING a COFFEE or look out at the SUNRISE. Entering the BEAUTIFUL DOOR, is a Tiled FOYER w/HUGE WINDOWS allowing in NATURAL LIGHT. You are GREETED by 9'™ CEILINGS, the EXPANSIVE OPEN RISE STAIRCASE, MAPLE HARDWOOD FLOORING, + POT LIGHTS w/NEUTRAL COLOUR TONES. There is the DEN/OFFICE, a 2 pc BATHROOM, + a CLOSET. The OPEN CONCEPT FLOOR PLAN incl/LIVING ROOM, KITCHEN, + DINING ROOM is GREAT for ENTERTAINING GUESTS. In the Living Room there is a STONE GAS FIREPLACE which provides a RELAXING AREA to put your feet up after a long day, or Read a Book. The CHEF™S STYLE SLEEK KITCHEN has



WHITE CABINETRY, QUARTZ COUNTERTOPS, TILE BACKSPLASH, SS APPLIANCES incl/GAS STOVE, a COFFEE AREA w/SINK, a PANTRY, an ISLAND w/DARK WOOD CABINETRY, + a BREAKFAST BAR to sit at for those On-The-Go Days. The Dining Room accommodates a table for those COZY CONVERSATIONS w/FAMILY, + FRIENDS. The Patio Door leads out to the Deck. The LAUNDRY/MUD ROOM is off that which also leads out to the Backyard. Heading to the Carpeted Upper Floor w/9' CEILINGS is the Area open to below, a 4 pc BATHROOM, 2 GOOD-SIZED BEDROOMS both w/WALK-IN CLOSETS, the MASSIVE PRIMARY BEDROOM has a VAULTED CEILING, + 3 LARGE WINDOWS. The 5 pc Tiled EN-SUITE incl/WHITE CABINETRY, a WATER CLOSET, SOAKER TUB, GLASS SHOWER, DOUBLE SINKS, + there is a WALK-IN CLOSET w/WHITE BUILT-IN SHELVING/CABINETS. In the Carpeted FULL BASEMENT is 1148.29 of DEVELOPED SPACE is, + 9' CEILINGS. There is a FLEX ROOM, a 4 pc BATHROOM, a UTILITY ROOM which has room for Storage, + EXTRA STORAGE under the Stairs. In the LEGALIZED SUITE w/SEPARATE ENTRANCE is LVP Flooring incl/IN-FLOOR HEATING, the 4th BEDROOM, a 4 pc BATHROOM, a LAUNDRY ROOM, + a FAMILY ROOM incl/CORNER TILED GAS FIREPLACE. The LOWER KITCHEN has FLOOR-to-CEILING WHITE CABINETRY, SS APPLIANCES, + an ISLAND that allows for 4-6 Seating. The Entry is around the corner. This HOME has a Joist System, No Bulkheads, + Knockdown Ceilings. The SOUTH FACING BACKYARD has a 16' X 8' DECK, stairs leading down to the Garage, + a 13' X 12' PAVER STONE PATIO for a QUIET RETREAT. It is close to CONFEDERATION PARK, SAIT, C-TRAIN, +

an ELEMENTARY SCHOOL across the street.
Capitol Hill has PROGRAMS, + EVENTS such
as SEASONAL ACTIVITIES (check out the
Capitol Hill Community Website), PUB
NIGHTS w/KIDS & ADULT IMPROV,
COMMUNITY GARDEN & PANTRY. BOOK
your Showing TODAY!!!

Built in 2016

Essential Information

MLS® #	A2124776
Price	\$1,195,000
Sold Price	\$1,235,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,929
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1103 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1L1

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Family Room, Gas, Living Room, Mantle, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Irregular Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 30th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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