

\$1,245,000 - 515 21 Avenue Sw, Calgary

MLS® #A2139462

\$1,245,000

3 Bedroom, 3.00 Bathroom, 2,446 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Nestled on a tree-lined street in the vibrant Mission neighbourhood, this architectural masterpiece, envisioned by the esteemed Sturgess Architecture and recently revitalized by Paul Lavoie, seamlessly blends timeless contemporary design with functionality and warmth. Spanning an impressive 3367 square feet of living space, this luxury townhouse boasts 200k in recent updates, reflecting unparalleled quality. The striking red brick exterior and meticulous landscaping immediately captivate visitors. Stepping inside, the hardwood floors bathed in natural light create a welcoming ambiance. Luxurious details abound, from custom millwork to cabinetry and built-ins, quartz countertops, high-end fixtures, designer lighting, and a fully integrated sound system. Meticulously chosen wall and window treatments further elevate the already stunning aesthetic with an extra touch of opulence. The kitchen, designed for both daily living and entertaining, is a culinary enthusiast's dream. Equipped with top-of-the-line Miele and Sub-Zero appliances, it ensures unparalleled quality and performance. The open-concept main floor seamlessly integrates a living and dining area, culminating in the captivating family room with its soaring 19'™ ceiling. Ascending the open riser steel beam staircase with solid hardwood treads leads to the second floor, where a home office with custom built-ins overlooks the family room below. A secondary bedroom, complete with a walk-through closet and



ensuite, completes this level. The primary suite on the top floor offers an oasis of luxury and comfort, featuring balconies on both the north and south sides, a spacious bedroom with built-ins, an en-suite bathroom, and a generous walk-in closet. The in-floor heated basement serves as a haven for family entertainment, boasting a media room or potential gym, along with an additional bedroom and bath. The south backing courtyard features mature trees, hard and soft landscaping, a wood-burning/gas fireplace, and a built-in BBQ. For added convenience, a double garage with brand-new epoxy flooring opens onto a paved alley. Conveniently located within walking distance to the stores, amenities, and restaurants of Mission and 17th Avenue, and only 5 minutes from downtown, this home is truly one of a kind. Don't Miss It!

Built in 2006

Essential Information

MLS® #	A2139462
Price	\$1,245,000
Sold Price	\$1,238,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,446
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	515 21 Avenue Sw
Subdivision	Cliff Bungalow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Built-in Barbecue, Lighting, Outdoor Grill, Outdoor Kitchen, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Rubber
Construction	Brick, Metal Frame, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2024
Date Sold	September 17th, 2024
Days on Market	100
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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