

\$1,175,000 - 1333 21 Avenue Nw, Calgary

MLS® #A2159982

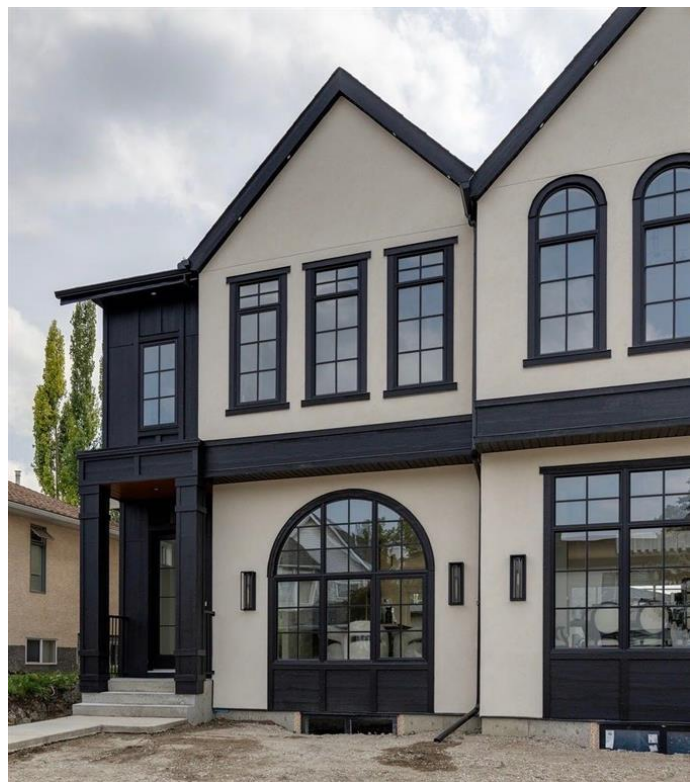
\$1,175,000

4 Bedroom, 4.00 Bathroom, 1,979 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Discover unparalleled elegance in this luxury infill by A|K Design & Development, ideally positioned on a distinguished street in Capitol Hill, just steps from the renowned Confederation Park. This prestigious location offers both tranquility and convenience, with the park's lush greenery and scenic pathways providing a picturesque backdrop. This Modern Farmhouse is a testament to bespoke design and superior craftsmanship, featuring a striking exterior with grand arch windows, a metal wood-look soffit, board & batten and stucco. Step inside to experience a meticulously crafted interior with high-end finishes and a fully landscaped yard. The upgraded 2x6 party wall with double drywall and soundbar ensures an exceptional sound barrier. Enjoy a seamless flow with flat ceilings throughout, soaring to 10 feet on the main level. Wide plank engineered hardwood, solid core doors, and two skylights add to the open-concept ambiance. The entertainer's kitchen is a vibrant centerpiece, showcasing a large quartz island, abundant cabinetry, floating shelves, and eye-catching colorful accents. The living room boasts a gas fireplace with a designer mantel finished in Marrakech plaster, elegant arched built-ins with floating shelves, and patio doors leading to an expansive full-width deck. Retreat to the master suite, where a unique vaulted ceiling, a one-of-a-kind designed solid barn door and a luxurious spa-like en-suite await. The en-suite features a curb-less walk-in shower, heated



floors and a spacious walk-in closet with custom built-in wardrobes. Additional highlights include a basement gym/office, exquisite black designer faucets and fixtures, ceiling speakers, custom closets, and pre-wiring for A/C, vacuum system, basement in-floor heating, and alarm. Smart home ready and conveniently located near downtown, schools, amenities, and transit, this home is a true masterpiece of luxury and functionality.

Built in 2024

Essential Information

MLS® #	A2159982
Price	\$1,175,000
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1333 21 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1L5

Amenities

Parking Spaces	2
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Parking Double Garage Detached

Interior

Interior Features Built-in Features, Double Vaulted Ceiling, Animal Home, No Smoking, Skylight(s), Soaking Tub, Stove, Vaulted Ceiling(s), Vinyl Windows, Data, Wired for Sound

Appliances Dishwasher, Dryer, Garage Humidifier, Microwave, Oven Built-in, Refrigerator, Tankless Water Heater, Washer

Heating In Floor Roughed-In, Fireplace(s), Forced Air

Cooling Central Air, Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Street Lighting, Rectangular Lot

Roof Flat Torch Membrane, Asphalt Shingle

Construction Composite Siding, Concrete, Manufactured Floor Joist, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 23rd, 2024

Date Sold September 5th, 2024

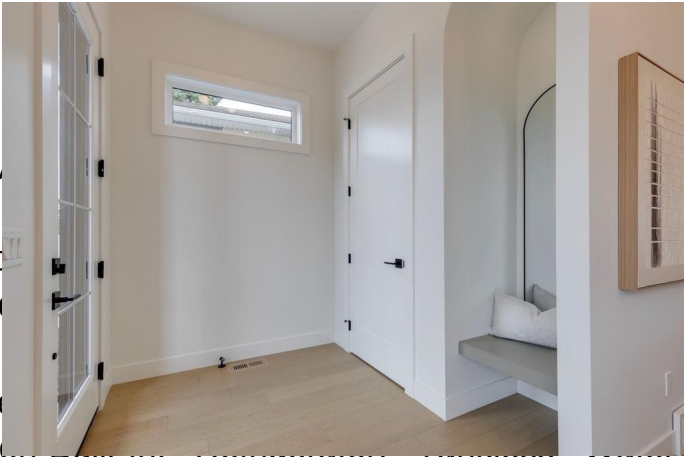
Days on Market 12

Zoning RC-2

HOA Fees 0.00

Listing Details

Listing Office TREC The Real Estate Company



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