

# \$2,495,000 - 1416 21a Street Nw, Calgary

MLS® #A2162142

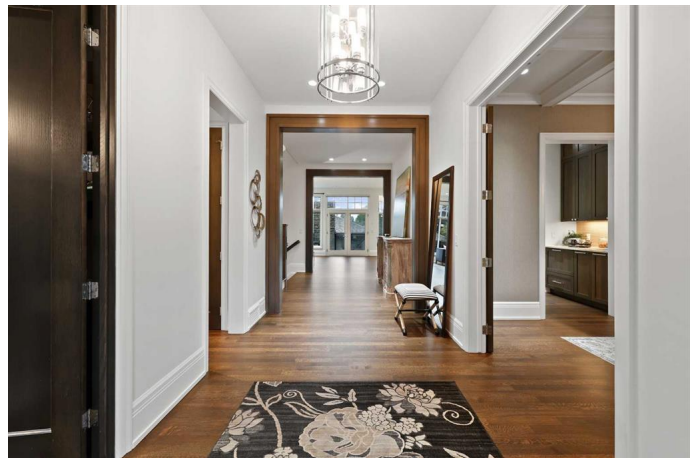
**\$2,495,000**

5 Bedroom, 5.00 Bathroom, 3,818 sqft

Residential on 0.13 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE SAT OCT 26TH 130-330 ..  
BIG PRICE REDUCTION" Welcome to this gorgeous home that was built by DREAMRIDGE HOMES who have had a lot of experience building in the area and who are known for their superior craftsmanship. This fine home is over 3800 square feet on the top two levels and over 1700 square feet in the lower level and i know you will be amazed at the open plan and size of all the rooms. Starting with the impressive foyer as you walk in, formal dining room, large office/den with all the built ins, continue to the wide open and bright kitchen with its huge granite covered island and high end appliances, WOLF, SUBZERO, etc. this looks into a very impressive great room with a fireplace and of course a TV. Both these rooms open onto a large deck and a outdoor wood burning fireplace that is built onto the wall of the double garage. You will be sure to love the pantry and butlers kitchen and wait till you see the large mud room , again with a lot of built ins. Going upstairs check out the beautiful staircase that is a whopping 5.5 feet wide, where do you ever see that. There are 4 very spacious bedrooms upstairs and the master bedroom is fabulous, fireplace, sitting area, marble feature wall, and a awesome walk in closet and ensuite, you must check it out. and of course tons of built in cabinets. As i said all the bedrooms are very large and the next biggest one has a 3 piece ensuite. And of course we have a large laundry room, very



convenient. You take that same super wide set of stairs to the lower level which features a family room with built ins and a TV and looks onto a bar that is so impressive, a walk in wine cellar, this is a room that the whole family is going to love and get a lot of use out of. Also in the lower level is a real workout/gym room and another large bedroom, that is 5 bedrooms in total, plus a full bath and plenty of storage. All in all there are 5 televisions that are included plus a full sound system and the components to control it. This home has all the bells and whistles that you would love to have, it is really hard to describe all the features and the fact that it is in really show home condition. Briar Hill is one of the very best communities in the city, schools, parks, shopping and LRT very close by, walking distance to the University, Foothills Hospital and very close into downtown, the river and bike paths. The sellers are the original owners of this beautiful home and raised their 4 daughters here, you can make this your family home and make many memories here . Just move in and enjoy.

Built in 2012

### **Essential Information**

MLS® #	A2162142
Price	\$2,495,000
Sold Price	\$2,399,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,818
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

### Community Information

Address	1416 21a Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2M4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

### Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Bookcases, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s), Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Central Air Conditioner, Bar Fridge, Dryer, Gas Range, Microwave, Range Hood, Washer, Wine Refrigerator
Heating	Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Wood Burning, Bedroom, Den, Family Room, Gas, Outside, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Back Lane, Front Yard, Lawn, Level, Paved, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 2nd, 2024
Date Sold	November 6th, 2024
Days on Market	64
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office            Calgary West Realty

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