



GRASSROOTS
REALTY GROUP

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525 21 Avenue NW
Calgary, Alberta

MLS # A2241793



\$850,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,759 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Step into a home that shines with natural light and a thoughtful design that maximizes both form and function. With impressive high ceilings and oversized windows, this semi-detached infill in sought-after Mount Pleasant feels airy, bright, and welcoming from the moment you walk in. Every detail has been carefully curated to offer a like-new experience — from the crisp finishes to the immaculate condition throughout. At the heart of the main floor, a beautifully designed central kitchen makes everyday living and entertaining effortless. Two-tone cabinetry adds modern contrast, while quartz countertops, stainless steel appliances, and plenty of cabinet and pantry space ensure style doesn't sacrifice function. The open-concept layout flows from the kitchen into a spacious dining area and a sunlit living room anchored by a stunning floor-to-ceiling stone fireplace. A convenient 2-piece powder room and a well-designed mudroom with backyard access complete the main level. Upstairs, three generously sized bedrooms and a full laundry room with side-by-side washer and dryer provide everyday ease. The primary suite is a serene retreat featuring a walk-in closet with built-ins and a luxurious 5-piece ensuite with dual sinks, a freestanding soaker tub, and a walk-in shower. The fully finished basement offers even more living space with 9-foot ceilings, a large rec room with a sleek wet bar, a spacious fourth bedroom with walk-in closet, and a full 4-piece bathroom — perfect for guests, older kids, or a home office setup. Outside, the low-maintenance south-facing backyard includes a concrete patio and access to the double detached garage. Window coverings are already in place, so you can move right in and enjoy. Tucked away on a tree-lined street in one of Calgary's most established inner-city communities, this home offers

the rare combination of modern construction and prime location — just minutes from parks, playgrounds, schools, the outdoor pool, downtown, golf courses, and all the amenities of Northhill Centre and 16th Avenue. A beautiful, turnkey home in a vibrant and convenient neighbourhood — this one is not to be missed.