



GRASSROOTS
REALTY GROUP

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1205 21 Avenue NW
Calgary, Alberta

MLS # A2247553



\$870,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,909 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bidet, Built-in Features, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Wet Bar, Wired for Sound		
Inclusions:	n/a		

Welcome to your dream home in the heart of Capitol Hill—where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown. Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace—perfect for relaxed evenings—and a spacious dining area ideal for entertaining. A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath—designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYN Lawn and a sunny patio for BBQs or morning coffee. Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level. The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens. Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities. This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable

neighbourhoods, call your favourite realtor today to book a showing before it's gone!