



**GRASSROOTS**  
REALTY GROUP

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**1301 21 Avenue NW**  
**Calgary, Alberta**

**MLS # A2257554**



**\$649,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 180
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Elegant townhome nestled on a peaceful street in Capitol Hill, directly across from Confederation Park. Designed with modern living in mind, the open-concept main floor features hardwood flooring throughout, a cozy living room with a electric fireplace, a spacious dining area, and a beautifully equipped kitchen with stainless steel appliances, quartz countertops (including a large island), and custom cabinetry. With patio doors to a spacious side yard courtyard and deck area with ambient lighting and sunny west exposure. Upstairs, you'll find convenient second-floor laundry, a full 4-piece bathroom, and three generously-sized bedrooms, including a master suite with a walk-in closet and a private ensuite bathroom. The fully finished basement adds even more space, featuring a 4th bedroom, another 4-piece bathroom, and recreation room. With a private garage that accommodates full-sized trucks with ample room for additional storage. This home is situated on a serene, tree-lined street in Capitol Hill. It's also conveniently close to SAIT, shopping, and an array of local amenities.