



GRASSROOTS
REALTY GROUP

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741 21 Avenue NW
Calgary, Alberta

MLS # A2289137



\$795,000

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,613 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Refrigerator and Microwave/Hood Fan in Basement

Mount Pleasant - New Price! 741 21 Avenue NW: Welcome to this beautiful townhome offering 3 bedrooms, 4.5 bathrooms, a single-car garage, and over 2,100 sq ft of developed living space. Designed by respected Calgary architect John Trinh and Associates, this project showcases high-level craftsmanship, thoughtful material selection, and exceptional attention to detail throughout. The main floor features a spacious front entry, a bright living room with an electric fireplace and built-in shelving, and a central kitchen complete with stainless steel appliances, an island with seating, a pantry cupboard, and a dining area with access to the deck. A convenient two-piece powder room completes this level. The second floor offers two generously sized bedrooms, each with its own ensuite, one with a four-piece bathroom and the other with a three-piece. A well-equipped laundry room with cabinets, a sink, and a folding counter adds everyday convenience. The entire third level is dedicated to the primary retreat, featuring exclusive access to the top-floor balcony, a walk-in closet, and a luxurious five-piece ensuite with dual sinks, a soaker tub, and a walk-in shower. The lower level features open studio-style legal suite with a private entrance, its own full kitchen equipped with stainless steel appliances, a comfortable living area, and a four-piece bathroom. 4 Units are Available! Ideally located in the heart of Mount Pleasant, one of Calgary's most desirable mature communities, this home offers easy access to Confederation Park, SAIT, and the University of Calgary. Enjoy a quick commute to downtown along with nearby transit routes on 4 Street, Centre Street, and 20 Avenue, plus a great selection of local restaurants and coffee shops.

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