



615 21 Avenue NW  
Calgary, Alberta

MLS # A2289861



**\$925,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,803 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** security system, automated blinds,

Tucked along one of Mount Pleasant's most charming tree lined streets, this beautifully designed inner city home blends elevated style with everyday comfort, just moments from local restaurants, cafes, boutique shops, and with effortless access to 16 Ave NW and downtown. You are also minutes from the beloved Confederation Park, one of Calgary's most cherished green spaces, perfect for year round walks, playgrounds, and scenic outdoor escapes. As you arrive, the rich cedar soffit overhang creates a warm architectural welcome before stepping inside to discover gorgeous wide plank Barcelona wood floors, soaring 9 ft ceilings, and elegant 8 ft interior doors that set the tone for the refined design throughout. The main floor offers an inviting open layout anchored by a casual yet sophisticated living area featuring a striking floor to ceiling custom tiled gas fireplace with built ins, creating the perfect focal point for relaxing evenings or entertaining. The kitchen is the heart of the home, thoughtfully designed with a massive island ideal for gathering, towering white shaker cabinetry, quartz counters, SS appliances, and a 6 burner gas range, all complemented by an abundance of cabinetry and storage. Expansive oversized windows draw warm southern sunlight into the space, while automated blinds throughout provide effortless light control and privacy. Upstairs, three spacious bedrooms create a functional family layout highlighted by a stunning primary retreat. Large windows fill the room with natural light, while modern finishes create a peaceful, elevated atmosphere. The spa inspired ensuite offers a luxurious escape with a freestanding tub beneath a picturesque window, dual vanities, and a large glass enclosed shower. Two additional bedrooms share a beautifully finished main bath, while a spacious upper level laundry room offers room

to sort, fold, and store with ease. The fully developed basement expands the living space with a fourth bedroom and full bath, ideal for guests, teens, or extended family. A sleek wet bar makes entertaining effortless, while the large rec area easily accommodates a media space, home gym, or play area. Large closets and thoughtful storage are found throughout the home. Outside, the sunny backyard offers a peaceful retreat complete with a charming gazebo, perfect for summer evenings or quiet mornings. The double insulated detached garage completes the home! Numerous security measures and home safety features add peace of mind. Located just blocks from the Mount Pleasant community pool, neighbourhood favourites Fourth Spot Kitchen & Bar and Our House Restaurant, and only one block from an off leash dog park. Families will appreciate nearby schools including Mount Pleasant School, King George School, and St. Joseph School, along with additional options in surrounding communities. Refined, functional, and perfectly located, this is inner city living at its finest. Plus a bonus for AMAZING neighbours!