



1708 21 Avenue NW
Calgary, Alberta

MLS # A2303943



\$1,175,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,950 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: STEAM SHOWER + SUITE: MICROWAVE/HOODFAN, REFRIGERATOR, ELECTRIC STOVE, DISHWASHER, WASHER/DRYER STACKED

Looking for Upgrades?? Welcome to the epitome of urban elegance. Newly completed, this stunning semi-detached inner city infill is perfectly positioned in a highly sought after community. As an added advantage, this home features a legal basement suite ~ ideal for generating additional income or providing a comfortable, private space for guests. Designed with meticulous attention to detail, this luxury residence showcases a refined contemporary aesthetic enhanced by LED accent lighting throughout. The open-concept main floor is thoughtfully designed for entertaining, anchored by a chef-inspired kitchen complete with a stunning quartz island, striking pendant lighting, and premium finishes that elevate everyday living. A custom-designed arched range niche adds softness and dimension, elevating the kitchen with a Bespoke designer touch. A main floor office with detailed glass paneling adds style, function and flexibility + the front dining area is gorgeous with its wainscoting wall detail. At the rear of the home is a spacious living area with a beautiful fireplace, to offset those Alberta winter evenings. Patio doors open to your private backyard retreat ~ perfect for hosting and enjoying long summer evenings. Upstairs, the bedrooms are designed for comfort and tranquility, offering generous space, elegant ceiling details, and large windows that flood the rooms with natural light. The primary suite is truly gorgeous, featuring a spacious walk-in closet and elevated finishes. The spa-inspired ensuite is a standout, complete with classic tile detailing, dual sinks, a soaker tub, and a massive shower with a fully installed steam system. The upper two levels are wired for sound, and the home includes a roughed-in vacuum system and is prepped for A/C installation. The fully developed lower level offers a complete legal suite with a full kitchen, a spacious living area, a

bathroom, and two bedrooms thoughtfully positioned at opposite ends for added privacy. Enjoy being just moments from top amenities, restaurants, parks, schools, and positioned for an easy quick escape out to the mountains. With unrivalled finishings throughout, this is a home you don't want to miss.