



**GRASSROOTS**

REALTY GROUP

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1410 21 Avenue NW  
Calgary, Alberta

MLS # A2281527

**\$1,049,000**



<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 3 TV's with mounting brackets

Welcome to this beautifully crafted semi-detached infill with over 2700 SQ Ft of developed living space, nestled on a quiet street in the highly sought-after community of Capitol Hill. Just steps away from Confederation Park's picturesque pathways and sprawling green spaces, this home offers a unique blend of tranquility and urban convenience—only minutes from downtown Calgary. From the moment you step inside, you'll notice the exceptional attention to detail and the high-quality materials that set this home apart. The open-concept main floor exudes warmth and sophistication, thanks to rich site-finished hardwood flooring and an elegant open-rise staircase. The heart of this home is the chef's kitchen, thoughtfully designed for both daily living and entertaining. Here, you'll find a spacious central island, premium stainless-steel appliances, custom Marvel cabinetry, and sleek quartz countertops. The kitchen flows seamlessly into a spacious living room, anchored by a modern fireplace and extending into a welcoming dining area—an ideal setting for hosting family and friends. Rounding out the main floor are a stylish powder room and a practical mudroom for added convenience. Upstairs, three generously sized bedrooms continue the theme of luxury with hardwood flooring throughout. The primary suite is a true retreat, featuring a walk-in closet and a newly renovated, spa-inspired ensuite with dual vanities, a freestanding soaker tub, heated tile floors, and a glass-enclosed shower. A full bathroom and a convenient laundry area complete the upper level. The fully finished basement adds even more living space, boasting a large family/rec room with a wet bar, an additional bedroom, and a full bathroom—perfect for guests, a home office, or a growing family. Comfort is elevated with in-slab heated basement floors. Step

outside to your own private, landscaped backyard oasis, complete with a spacious patio and mature trees, providing the perfect backdrop for relaxation or entertaining. The double detached garage is both insulated and heated, ensuring year-round usability. Additional features such as built-in home audio and central vacuum add to the home's modern conveniences. Located in one of Calgary's most desirable inner-city neighborhoods, this property offers fantastic access to parks, schools, transit, and major amenities. You'll enjoy quick connections to the Southern Alberta Institute of Technology, University of Calgary, and downtown. If you're searching for the perfect balance of style, comfort, and functionality in a vibrant community, this Capitol Hill infill is a must-see. Please reach out if you'd like more information or to schedule a private showing today.