



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

825 21 Avenue NW
Calgary, Alberta

MLS # A2321385



\$2,088,800

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,873 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Architecturally striking and impeccably designed, this modern detached residence sits on a rare 37.5' x 120' SOUTH-backing lot in the sought-after inner-city community of Mount Pleasant. Defined by clean lines, expansive glazing, & a refined material palette, the home seamlessly blends contemporary sophistication with everyday functionality. Offering five bedrooms + 4.5 bathrooms, it is designed to elevate both daily living & entertaining. From the moment you enter, the home makes a bold impression. A stunning glass-walled office anchors the foyer, while a formal dining room across the hall connects effortlessly to a fully equipped butler's pantry. This arrangement creates a seamless experience for hosting, while a discreetly positioned powder room provides privacy for guests without interrupting the home's natural flow. At the heart of the home, the kitchen is both a showpiece & a highly functional workspace. An oversized island commands attention, complemented by a professional-style gas range, statement hood, pot filler, and integrated full-height refrigeration. A dedicated coffee station adds everyday luxury, while quartz countertops and sleek cabinetry maintain the home's timeless, minimalist aesthetic. The adjoining servery enhances functionality with a prep sink & additional storage, making it easy to entertain while keeping the main kitchen pristine. A bright & inviting breakfast nook overlooks the SOUTH backyard and offers a relaxed setting for daily dining. The living room is warm yet refined, centred around custom millwork, full height glass wall, and a striking gas fireplace that serves as an architectural focal point. A mudroom with extensive built-ins provides practical organization without compromising the home's polished design. Upstairs, a generous family room creates a secondary

living space. The primary suite is a true private retreat, featuring a substantial walk-in closet and a spa-inspired five-piece ensuite with quartz surfaces, a freestanding soaker tub, and an oversized tiled shower. Two additional bedrooms each offer walk-in closets, including one with a private 4-piece ensuite. The other is conveniently located near a stylish three-piece bathroom. A well-appointed laundry room with a sink, cabinetry, and folding space completes the upper level. The fully developed lower level is designed for relaxation and recreation. A spacious rec room with a wet bar is complemented by a glass-front wine cellar and a glass-enclosed flex room ideally suited to a home gym, creative studio, or private office. Two additional bedrooms and a 3-piece bathroom provide comfortable accommodations for guests, teenagers, or extended family. Located in the heart of Mount Pleasant, the home is close to Confederation Park, local caf  s, shops, and major institutions including SAIT, the University of Calgary, and Foothills Medical Centre. Convenient downtown access and nearby transit complete the ideal blend of inner-city living.