



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

433 21 Avenue NW
Calgary, Alberta

MLS # A2343867



\$899,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Open House Saturday AND Sunday (September 19 / 20) from 12:00 - 2:00 Modern custom infill on one of Mount Pleasant's most desirable elm-lined inner-city streets. Offering nearly 2,700 sq. ft. of thoughtfully developed living space, this exceptional home combines refined design, a highly functional layout, and outstanding south-facing outdoor entertaining space, all just minutes from downtown. The main floor is designed for everyday living and entertaining. An executive office provides a dedicated work-from-home space, while the open-concept kitchen anchors the home with an impressive 11-foot quartz island, stainless steel KitchenAid appliances, abundant cabinetry, and a seamless connection to the living areas. A wall of windows fills the family room with natural light, while the gas fireplace creates a warm focal point for relaxed evenings at home. Upstairs, the primary retreat feels especially spacious with dramatic 14-foot vaulted ceilings that pairs with a generous walk-in closet with built-in organizers and a spa-inspired ensuite featuring dual vanities, an oversized glass shower, and a freestanding soaker tub. Two additional bedrooms, well-appointed bathrooms, and a large laundry room complete the upper level that's bathed in natural light from several sky-lights. A fully developed basement adds valuable living and entertaining space with 9-foot ceilings, in-floor heating, and a dedicated media room creating an ideal setup for movie nights, game days, or hosting friends and family. The sunny south-facing backyard is a rare inner-city feature and a true highlight of the property. Fully redeveloped for outdoor living, it includes stamped concrete, an outdoor kitchen and bar, a water feature, and generous seating and entertaining areas. Private, polished, and designed to be enjoyed from spring through fall, this is a backyard you will love to

use to it's full potential! Additional features include central air conditioning, integrated A/V, central vacuum, window coverings, and a fully finished double garage. All that with a location that's second to none. Situated on a friendly, elm lined street where residents know one another and gather for an annual June block party. Downtown is within walking distance, and the #2 bus offers convenient access to the core. Prince's Island Park, the Crescent Heights stairs, shopping, schools, and everyday amenities are all close at hand. Enjoy the convenience of inner-city living without being right in the middle of the congestion. Don't miss your chance to love where you live, call today for your private viewing!