



GRASSROOTS
REALTY GROUP

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112 21 Street NW
Calgary, Alberta

MLS # A2347935



\$799,000

Division:	West Hillhurst		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,488 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Garden, Views		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 209
Basement:	Full	LLD:	-
Exterior:	Cedar, Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Smart Home, Storage		

Inclusions: Contact seller directly

Click brochure link for more details. West Hillhurst townhouse with a fully legal income suite (mortgage support, multigenerational living, office/studio, guest accommodation), rooftop patio, central A/C, detached garage and walkable access to downtown, Kensington and river pathways. A self-managed building means low condo fees and a reserve fund study is available for review. Buyer agents welcome and compensation is available. Every inch of this home has been masterfully curated with high end materials, sophisticated design, and meticulous craftsmanship by boutique builder RNDQR. Inside, two levels of refined living space are adorned with unparalleled designer touches, culminating in a rooftop oasis offering views of the downtown skyline, Bow Valley, and Calgary Olympic Park. The main level stuns with wide planked engineered hardwood flooring, high ceilings and an abundance of natural light. The open galley kitchen is a culinary dream, outfitted with premium Fisher Paykel appliances including a gas range and oven, refrigerator/freezer, dishwasher and convection microwave oven with integrated hood fan. Anchored by a generous eat-up island highlighted by designer Muuto lighting, striking quartz countertops and a custom mosaic tile backsplash complete the space. Adjacent dining and living areas are equally captivating with oversized windows and an architectural fireplace. A skylit staircase ascends to the upper level where you'll find a convenient laundry closet with Electrolux washer and dryer and two bedrooms, each with its own ensuite. The indulgent primary retreat features a four-piece ensuite adorned with Mutina Azulej tilework, in-floor heating, dual vanities, and an oversized frameless shower with ability for handheld, rain shower and body jet options. The rooftop patio provides a tranquil outdoor sanctuary with interlocking floor tiles,

sleek enclosed storage, and breathtaking views that are made for sunset cocktails or peaceful mornings. The fully legal basement suite offers luxurious carpeted floors, complete kitchen with a full bathroom, laundry hook-up, large windows, and a private entrance: an ideal set up for rental income, a creative studio, office or guest retreat. Additional features include central air, smart thermostats, Ring doorbell systems and CAT5 wiring throughout. Outdoor space features a mature perennial garden with flowers throughout the summer and a vegetable garden to enjoy with your two neighbours. The home is perfectly positioned on a premium lot across from Madeleine d'Houet School and just steps from the boutiques and cafes of 19th Street and local community garden. This residence is also minutes to vibrant Kensington, river valley trails, and downtown Calgary. A home of this caliber is a rare opportunity.