

1404 21 Avenue NW
Calgary, Alberta

MLS # A2167716



\$939,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,262 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Gorgeous oversized semi-detached home overlooking Confederation Park in the heart of Capitol Hill! This home has over 3,300sq ft of developed living space with a basement development that is perfect for a nanny suite or in-law. Main floor greets you with dark oak hardwood flooring, main floor office/flex room inside the front entrance, 9 ft ceilings, large open floor plan in the main living area with upgraded chef's kitchen, Jenn Air appliances with gas stove, walk-in pantry, granite counter tops and large island with seating. Spacious dining area and cozy living room with gas fireplace leading out to a large back deck. Upper level has a large primary suite with 5-piece ensuite, & walk-in closet leading directly into the convenient laundry room. Two additional bedrooms and another full bath. Basement is fully equipped with a beautiful wet bar, stunning media room, half bath for guests and an additional bedroom with 4-piece ensuite that is perfect for any house guest. Nicely appointed back yard with a large deck, fake turf for easy maintenance and a detached double garage. Incredible location, just steps away from Confederation Park, transit, shopping and a host of other great amenities. This home presents a great opportunity to buy a gorgeous home, in a great location, with more sq footage that anything else that is offered in the neighbourhood! Call today to book a private showing!