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1205 21 Avenue NW  
Calgary, Alberta

MLS # A2228159



**\$885,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Double Vanity, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your dream home in the heart of Capitol Hill—where executive design meets everyday comfort. This beautifully crafted attached infill offers a thoughtfully designed layout, sun-drenched south-facing backyard, and an unbeatable location just minutes from downtown. Step inside to an inviting open-concept main floor with stunning details like coffered ceilings, designer finishes, and incredible built-in storage throughout. The central kitchen is a chef's delight, featuring sleek stainless steel appliances, a gas stove, stone countertops, and full-height cabinetry. It seamlessly connects to the cozy family room with custom built-ins and a gas fireplace—perfect for relaxed evenings—and a spacious dining area ideal for entertaining. A formal front living room offers a quiet retreat, while the rear mudroom boasts built-in lockers and a convenient half bath—designed with busy lifestyles in mind. Outside, the low-maintenance south backyard is your private urban oasis, complete with premium SYN Lawn and a sunny patio for BBQs or morning coffee. Upstairs, escape to your luxurious primary suite with a two-sided gas fireplace, a smartly organized walk-in closet, and a spa-like ensuite featuring dual vanities, a steam shower, soaker tub, and heated floors. Two additional bedrooms, a 4-piece bath, and a generous laundry room round out the upper level. The fully finished basement is made for entertaining, with a built-in media unit, wet bar, and projector wiring. A large guest bedroom with a walk-in closet and full bathroom completes the space, perfect for visitors or teens. Additional features include air conditioning, in-floor basement heat, a double detached garage, and proximity to schools, parks, transit, and trendy inner-city amenities. This home truly has it all! Don't miss your chance to live in one of Calgary's most desirable

neighbourhoods, call your favourite realtor today to book a showing before it's gone!