

# \$1,395,000 - 924 21 Avenue Nw, Calgary

MLS® #A2203683

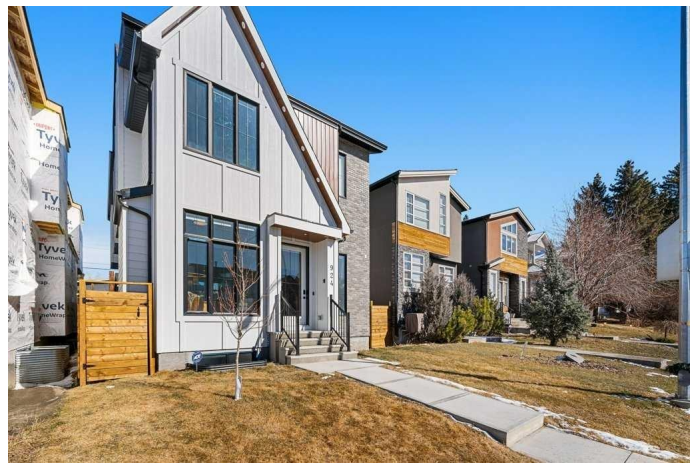
**\$1,395,000**

4 Bedroom, 4.00 Bathroom, 2,424 sqft

Residential on 0.08 Acres

Mount Pleasant, Calgary, Alberta

Introducing this stunning modern farmhouse-style single-detached home, ideally situated on a rare 30' wide lot in the highly sought-after community of Mt. Pleasant. Spanning over 3,400 sq ft of living space, the home is bathed in natural light, thanks to oversized south-facing windows. The main floor is designed with a focus on functionality and style, featuring a glass-walled office, a spacious dining room, and a living room, all of which are surrounded by loads of custom built-ins. Stunning focal, warm & cozy gas fireplace, 10 ft ceilings, new automated Hunter Douglas blinds, floor-to-ceiling windows and sliding doors to your low-maintenance backyard. The chef's kitchen is a true standout, offering a large quartz island, a built-in microwave, under-cabinet lighting and an entire wall of custom cabinetry for incredible storage and elegant glass display cabinets. Upstairs you'll find a private primary suite with a luxurious 5-piece ensuite, including heated floors, a stand-alone soaker tub, and a large glass steam shower. Two additional bedrooms with ample walk-in closets and a well-appointed 4-piece bathroom complete the second floor. The fully finished basement is roughed in for in-floor heating, creating the perfect space for entertaining. It features built-in media, a full wet bar, a fourth bedroom, and a 4-piece bathroom. Additionally, a fabulous mirror-walled, glassed-in home gym adds yet another functional convenience. This home also



offers many added features that a new build often does not, including recently added Central Air Conditioning, in-ground automatic irrigation, and a large, maintenance-free concrete patio. The extra-deep detached garage and Ring cameras at all entry/exit points provide added space and security. A rare find; this single-family home combines size, design, and functionality in a way that's hard to match. Why build? Book a viewing today to experience this exceptional property before it's gone! Also, enjoy your NEW HOME WARRANTY!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203683    |
| Price          | \$1,395,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,424       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 924 21 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M1K6           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Natural Woodwork |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile, Masonry   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Other, Private Entrance, Private Yard, Misting System  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Composite Siding, Stone                                       |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 41               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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