

524 21 Avenue NW
Calgary, Alberta

MLS # A2254337



\$699,800

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: NA

Open House Sunday Sept 07, 2 to 4, 524 -21 AVE N.W. Mount Pleasant 2 story, the main floor features an open layout that includes a spacious living room, a family room with a fireplace and patio doors leading to a covered deck, as well as a separate dining area. The kitchen, remodeled by Legacy in 2006, boasts granite countertops, stainless steel appliances, soft-close drawers, and a gas stove. A convenient powder room is also located on this level. Natural light streams into the generously sized master bedroom through north and west-facing windows. The luxurious, expanded five-piece main bathroom includes an air tub, dual shower sprays in a separate glass enclosure, dual sinks, elegant tile work, and a cheater door to the master suite. The front bedroom offers a city view and ample storage with a double closet, while the third room can serve as either a bedroom or a den. Hardwood flooring extends throughout both levels and the staircase. The deep double garage provides space for vehicles and additional storage, complemented by low-maintenance landscaping and a built-in vacuum system, making this home perfect for a professional couple or family. The unfinished basement awaits your personal touch, and the pride of ownership is evident throughout. This well-maintained residence is situated in the desirable Mount Pleasant neighborhood, conveniently located near Confederation Park, schools, community swimming pool, transportation, restaurants, SAIT, downtown, and various amenities, and is available for immediate possession.