

# \$1,359,000 - 924 21 Avenue Nw, Calgary

MLS® #A2203683

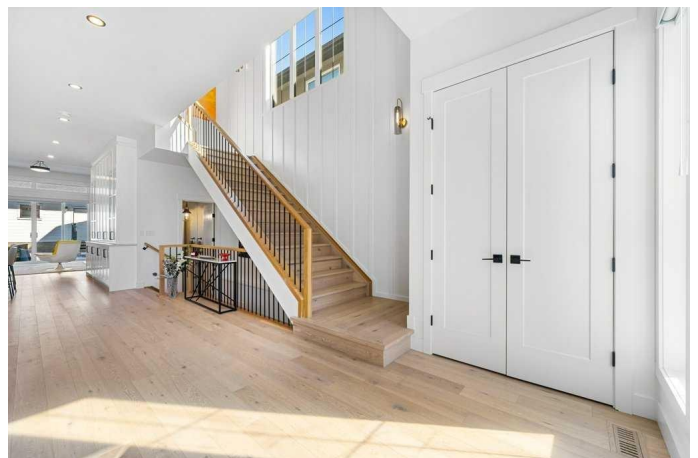
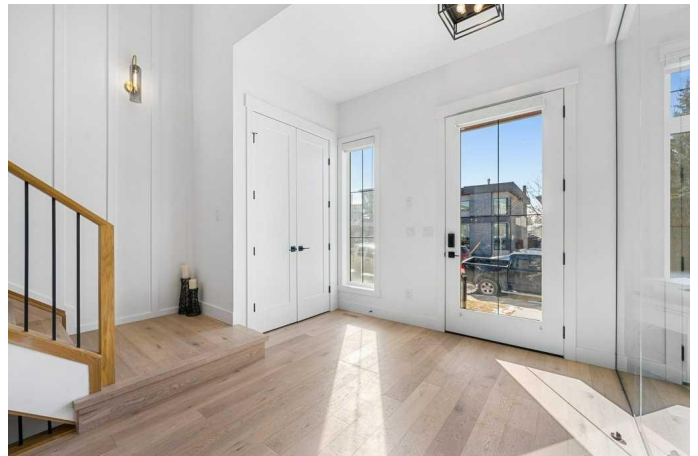
**\$1,359,000**

4 Bedroom, 4.00 Bathroom, 2,424 sqft

Residential on 0.08 Acres

Mount Pleasant, Calgary, Alberta

Price reduced -- 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          | \$1,359,000 |
| 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, Masonry, Tile                                                                                                                                                                                                   |
| 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 | 51               |
| Zoning         | R-CG             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.