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GRASSROOTS REALTY GROUP

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535 21 Avenue NW
Calgary, Alberta

MLS # A2353321

$950,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,843 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

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

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Negotiable: Some furnishings, projector and screen

Located in Mount Pleasant, one of Northwest Calgary’s most sought-after communities, this thoughtfully designed semi-detached home features four bedrooms and three-and-a-half bathrooms. Just steps from the outdoor pool, Sportsplex, and community hall, it offers discerning buyers exceptional craftsmanship and distinctive style. Originally designed and built by an award-winning builder as their own residence, the home combines architectural elegance with versatile spaces for everyday living and entertaining. The well-planned main floor includes a flex room or den and a gourmet kitchen with granite countertops, floor-to-ceiling cabinetry, a pantry, stainless steel appliances, and a central island with an eating bar. A spacious living room with a stone-accented gas fireplace flows into the dining area and out to a large south-facing deck, creating an effortless setting for gatherings. The upper level has an abundance of natural light with a skylight and large windows. The large primary bedroom overlooks the south backyard and has a luxurious five-piece ensuite bath featuring a gorgeous steam shower, granite counter-tops with exquisite coordinating tile walls, soaker tub, double vanity, make-up desk, and spacious walk-in closet with an array of built-ins. There are two additional bedrooms, a laundry room, and a full bathroom on the upper level. In the lower level there is 4th bedroom and full bathroom, perfect for guests. A wet bar compliments the family room that has a built-in projector and screen for fun movie nights. There is ample room for a ping pong table and work out equipment. A double garage ensures convenient parking and security. The beautifully landscaped, treed backyard with a large deck is the perfect escape. There is even room for a firepit. Central air conditioning ensures year-round comfort. Attention to detail shows in the many upgrades including

wood grain tile flooring, built in speakers, aggregate concrete window wells, glass railing on the deck, aggregate sidewalks and steps, built-in bench in den, numerous pot lights and more. For your peace of mind, the furnace was replaced March 2025 and the hot water tank in November 2023. This residence embodies a harmonious blend of luxury, functionality, and community appeal. Every now and then you find a unique gem like this home. Don’t be disappointed! Book your private viewing today!

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