

# \$1,125,000 - 427 21 Avenue Nw, Calgary

MLS® #A2197045

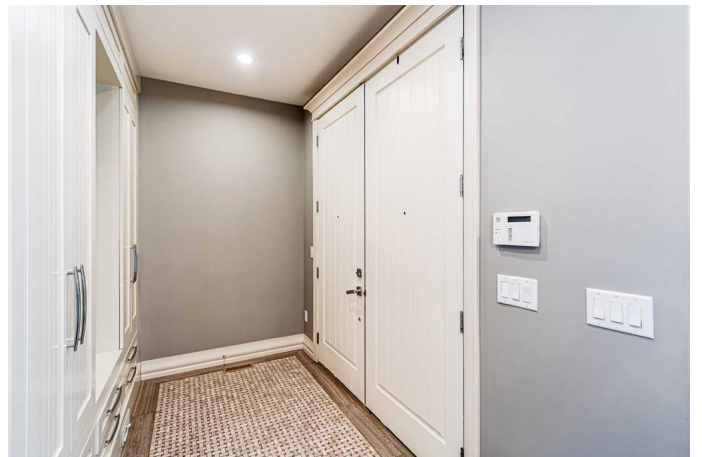
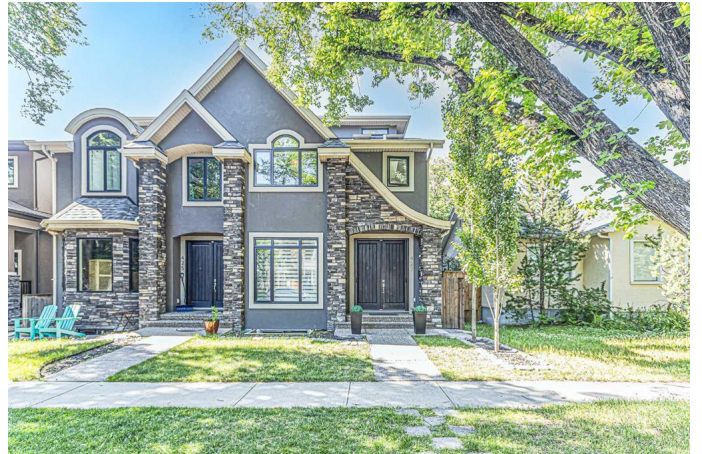
**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,460 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Don't miss this custom-built three-storey residence nestled in the popular community of Mount Pleasant on a quiet street lined with trees. This luxurious masterpiece spans over 3300sq/ft of meticulously designed living space, boasting an array of high-end features and finishes that epitomize opulence. Step inside and be captivated by the grandeur of high-painted ceilings, complemented by the richness of hardwood floors. Towering 9' ceilings and strategically placed skylights bathe the interiors in an abundance of natural light, creating an atmosphere of pure elegance. Indulge in the warmth and ambiance of indoor and outdoor fireplaces, perfect for cozy evenings with loved ones. Every detail has been meticulously curated, with pristine white quartz countertops adorning every surface, exuding a sense of refined sophistication. The custom-designed kitchen is a culinary haven, equipped with top-of-the-line Viking appliances, including a gas cooktop and island hood fan. Impeccable craftsmanship is evident in the built-in wall oven and microwave, ensuring every culinary need is met with ease. Descend to the basement level where luxury knows no bounds. Discover a fourth bedroom, accompanied by a full bath, and an unparalleled theatre room. Custom built-ins, a wet bar, and a bar fridge set the stage for unforgettable movie nights. Immerse yourself in the ultimate entertainment experience with a cutting-edge 3D projector, screen, and a state-of-the-art 7.1 built-in



sound system. Unwind in the spa-like oasis of the master ensuite, featuring heated tiles, a rejuvenating steam shower, and a decadent jetted tub. Experience ultimate comfort with complete A/C, central vac, and in-floor heating systems, ensuring a perfect climate year-round. Step outside and be greeted by the stunning private backyard, a true outdoor oasis. Gather around the captivating fireplace or entertain guests on the expansive concrete patio, designed to accommodate memorable gatherings. The heated garage provides convenience and peace of mind. The luxurious details continue with a limestone fireplace and a custom dining feature wall, adding a touch of grandeur to the already exquisite interiors. Custom millwork throughout the home showcases the impeccable attention to detail and showcases the unparalleled craftsmanship. Located close to schools, shops, restaurants, parks and a quick drive to downtown. Book your viewing today!

Built in 2012

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197045               |
| Price          | \$1,125,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,460                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 427 21 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1J6          |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Recessed Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings                        |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Lighting, Private Entrance, Rain Gutters |
| Lot Description   | Back Yard, Back Lane                                   |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame                              |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 60              |
| Zoning         | R-C2            |

### **Listing Details**

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.