

# \$1,300,000 - 924 21 Avenue Nw, Calgary

MLS® #A2230409

**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 2,432 sqft

Residential on 0.08 Acres

Mount Pleasant, Calgary, Alberta

Nestled on a rare 30' wide lot in the heart of Mount Pleasant, this custom-built modern farmhouse offers over 3,400 sq ft of beautifully designed living space. From the moment you enter, the thoughtful upgrades and meticulous attention to detail are clear. Soaked in natural light from oversized south-facing windows, the main floor boasts 10-ft ceilings, a sleek glass-walled office, and an elegant open layout ideal for modern living. The show-stopping kitchen features a large quartz island, upgraded cabinetry for extra storage, glass display cabinets, a built-in microwave, under-cabinet lighting, and a full appliance package. The spacious dining area is perfect for entertaining, while the cozy living room is framed by custom built-ins and anchored by a gas fireplace. Floor-to-ceiling windows, automated Hunter Douglas blinds, and sliding glass doors lead to your private, low-maintenance backyard retreat. Upstairs, the primary suite is a true sanctuary with vaulted cathedral ceilings and abundant natural light. The luxurious 5-piece ensuite includes in-floor heating, a soaker tub, a large glass steam shower, and dual walk-in closets. Two more bedrooms—each with walk-in closets—share a stylish 4-piece bath. The upper laundry room features upgraded Electrolux washer and dryer units for added convenience. The fully finished basement is built for comfort and versatility, with rough-ins for in-floor heating and a spacious media area with custom built-ins. The full wet bar with



upgraded bar fridge is perfect for entertaining, while the fourth bedroom and 4-piece bathroom make this level ideal for guests. The glass-enclosed, mirror-walled home gym is a rare bonus that elevates the entire space. Step outside to your landscaped backyard with a large, maintenance-free concrete patio—perfect for summer hangouts. The newly fenced yard includes a multi-zone irrigation system and motion-activated lighting. The oversized detached garage provides extra storage, built-in shelving, and smart remote access. Peace of mind comes with Ring security cameras at every entry, including the garage, plus smart lighting, dimmers, and remote door locks. Additional upgrades include air conditioning, premium smart systems, and thoughtful kitchen enhancements. All four bedrooms feature walk-in closets, with extensive built-in storage throughout. This move-in-ready home also includes New Home Warranty and is a rare chance to own a high-end property in one of Calgary’s most desirable inner-city neighbourhoods.

Built in 2023

**Essential Information**

MLS® #	A2230409
Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,432
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	T2M 1K6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
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, Private Yard, Misting System
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office                      Real Broker

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