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RE/MAX iREALTY INNOVATIONS

100 1301 8 St SW

CALGARY, AB

T2R 1B7

464 21 Avenue NE, Calgary, Alberta, T2E 1S6, Ca

MLS®# A1097576



Property Value	\$1,339,000
Type	Detached
Style	2 Storey
Basement	Finished, Full
Parking	Triple Garage Detached
Year Built	2019
Living Area	2,762 sq.ft.
Lot Frontage	41.63 ft
Lot Size Area	5,102 sq.ft.
Bedrooms	7
Bathrooms	5 full & 1 half

## Description

The quality shines through in this amazing custom built infill that is walking distance to downtown, shopping, schools and local restaurants • over 4000 ft<sup>2</sup> of developed living space in the main house • a separate 700 ft<sup>2</sup>, 2 bedroom carriage house apartment with in-suite laundry and a modern open concept living area • triple detached garage split into a separate double and single • exterior is natural slate, lux panels and acrylic stucco • wide plank hardwood flooring with luxurious carpet and tile upstairs • vinyl plank flooring downstairs • quartz counters • high end appliances • each of the 3 upstairs bedrooms has an ensuite • side deck/courtyard engineered and roughed in for hot tub • heated floors in basement and ensuites • upstairs laundry room • roughed in for additional laundry room downstairs • huge entertainment space downstairs with bar/kitchen and 2 additional bedrooms • built in speakers • pre-wired for data and alarm • composite deck • 3 skylights and much, much more in this bright open concept build. This home does not disappoint and represents an incredible value that could not be replaced here today for its sale price. With easy access to SAIT and the U of C, this home is ideal for families with young adults at home or other family members who can have their own apartment above the garage.







