

# **\$699,800 - 524 21 Avenue Nw, Calgary**

MLS® #A2254337

**\$699,800**

3 Bedroom, 2.00 Bathroom, 1,590 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Open House Sunday Sept 07, 2 to 4, 524 -21 AVE N.W. Mount Pleasant 2 story, the main floor features an open layout that includes a spacious living room, a family room with a fireplace and patio doors leading to a covered deck, as well as a separate dining area. The kitchen, remodeled by Legacy in 2006, boasts granite countertops, stainless steel appliances, soft-close drawers, and a gas stove. A convenient powder room is also located on this level. Natural light streams into the generously sized master bedroom through north and west-facing windows. The luxurious, expanded five-piece main bathroom includes an air tub, dual shower sprays in a separate glass enclosure, dual sinks, elegant tile work, and a cheater door to the master suite. The front bedroom offers a city view and ample storage with a double closet, while the third room can serve as either a bedroom or a den. Hardwood flooring extends throughout both levels and the staircase. The deep double garage provides space for vehicles and additional storage, complemented by low-maintenance landscaping and a built-in vacuum system, making this home perfect for a professional couple or family. The unfinished basement awaits your personal touch, and the pride of ownership is evident throughout. This well-maintained residence is situated in the desirable Mount Pleasant neighborhood, conveniently located near Confederation Park, schools, community swimming pool, transportation, restaurants, SAIT, downtown,



and various amenities, and is available for immediate possession.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254337    |
| Price          | \$699,800   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,590       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 524 21 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | t2m1j7           |

**Amenities**

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

**Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan                         |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                            |
| Cooling           | Central Air                                                                           |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Wood Burning     |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt, Cedar Shake                                        |
| Construction      | Vinyl Siding                                                |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-CG                |

### **Listing Details**

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

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