



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1301 21 Avenue NW
Calgary, Alberta

MLS # A2257554



\$649,900

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Elegant townhome nestled on a peaceful street in Capitol Hill, directly across from Confederation Park. Designed with modern living in mind, the open-concept main floor features hardwood flooring throughout, a cozy living room with a electric fireplace, a spacious dining area, and a beautifully equipped kitchen with stainless steel appliances, quartz countertops (including a large island), and custom cabinetry. With patio doors to a spacious side yard courtyard and deck area with ambient lighting and sunny west exposure. Upstairs, you'll find convenient second-floor laundry, a full 4-piece bathroom, and three generously-sized bedrooms, including a master suite with a walk-in closet and a private ensuite bathroom. The fully finished basement adds even more space, featuring a 4th bedroom, another 4-piece bathroom, and recreation room. With a private garage that accommodates full-sized trucks with ample room for additional storage. This home is situated on a serene, tree-lined street in Capitol Hill. It's also conveniently close to SAIT, shopping, and an array of local amenities.