



\$ 824,900.00

## 736 21 AVENUE NW CALGARY

<https://paulbrinton.com>

Massive price reduction! This spectacular Mount Pleasant has a WOW factor that cannot be beat! This exclusive upgraded home features a completely renovated kitchen (2017) with custom cabinets, including a pull out pantry cabinet, 2 dishwashers, a 5 burner gas stove, 36" warming rack plus wall oven, full size fridge...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1157804

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-15 23:05:20

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/10/21

**Two Piece Bath:** 1

**Lot size:** 3003 sq ft

**Year built:** 2012

**Parking:** Double Garage Detached, Garage Door Opener

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Water Source:** Public

**Community Features:**

Clubhouse,Golf,Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Fireplace Features:** Gas,Great  
Room,Mantle

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** 2 Refrigeration Drawers, TV in  
Kitchen, TV in Master Bedroom, TV Mount in  
Media Room



**Interior Features:** Bookcases,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound

**Roof Type:** Asphalt Shingle

**Lot Features:** Back Lane,Low Maintenance Landscape,Level,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:**

Cedar,Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Warming Drawer,Washer,Window Coverings,Wine Refrigerator

**Subdivision Name:** Mount Pleasant

**Lot Size Acres:** 0.07

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 497.38

**Photo Count:** 50

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 36.57M 120`0"

**Living Area SF:** 1759.00

**Structure Type:** Duplex

**Restrictions:** None Known

