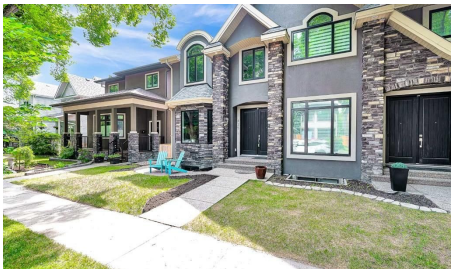
425 21 Avenue NW

Calgary | Active | MLS® A2336637

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2012**	**2,342 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to modern luxury living in the vibrant community of Mount Pleasant. Situated on a charming, tree-lined street with easy access to downtown, top-rated schools, and public transit, this exceptional 3-story residence effortlessly combines sophisticated design with everyday comfort. As you step into the main floor, you are greeted by an expansive open-concept layout framed by triple-pane windows that fill the space with natural light while ensuring optimal energy efficiency. The heart of the home is a chef's dream kitchen, featuring rich quartz countertops, sleek stainless steel appliances, a gas cooktop, and a brand-new double wall oven complete with a built-in pizza oven feature. The massive 13-foot kitchen island, complete with a convenient bar sink and integrated eating bar, provides the perfect gathering spot for entertaining. Adjacent to the kitchen, the inviting living area features a warm gas fireplace anchored by a striking decorative stone surround, while a built-in surround sound system wired throughout the home sets the perfect mood for any occasion. The upper levels offer thoughtful privacy and relaxation. Among the 3 spacious bedrooms, the primary bedroom serves as a true sanctuary, complete with a spa-inspired 6-piece ensuite bathroom. Escalating to the magnificent third floor, you'll discover a dramatic loft-style retreat defined by soaring vaulted ceilings and a bright skylight. This top-floor oasis comes fully equipped with its own wet bar and cozy gas fireplace, making it an ideal space for a private lounge, executive office, or ultimate entertainment area. Stepping outside into the sunny, south-facing backyard, you'll find a private outdoor haven. Enjoy warm summer evenings on the durable exposed aggregate patio, complete with a dedicated gas line for your BBQ and a lush lawn. An outdoor fireplace serves as the centerpiece for gathering with family and friends late into the night. Completing this exceptional property is an exposed aggregate walkway leading to a double heated detached garage, offering comfort and convenience year-round. Call today for your own private viewing of this amazing home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336637
Bedrooms	3
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,342 sq. ft.
Main Level Finished Area:	913 sq. ft.
Upper Level Finished Area:	944 sq. ft.
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1211881
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	3
Fireplace Details:	Gas, Living Room, Loft, Outside
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV Wall mount, Gas Heater in Garage,
Restrictions:	None Known
Main Floor	Living Room · 12'2" × 11'5" ·
Main Floor	Family Room · 14'11" × 14'6" ·
Main Floor	Kitchen · 16'7" × 10'2" ·
Main Floor	Dining Room · 8'5" × 6'1" ·
Upper Level	Bedroom - Primary · 13'1" × 12'5" ·
Upper Level	Bedroom · 10'2" × 9'11" ·
Upper Level	Bedroom · 9'7" × 9'6" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/425-21-avenue-nw-calgary-a2336637/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.