

\$899,900 - 1909 21 Avenue Nw, Calgary

MLS® #A2129515

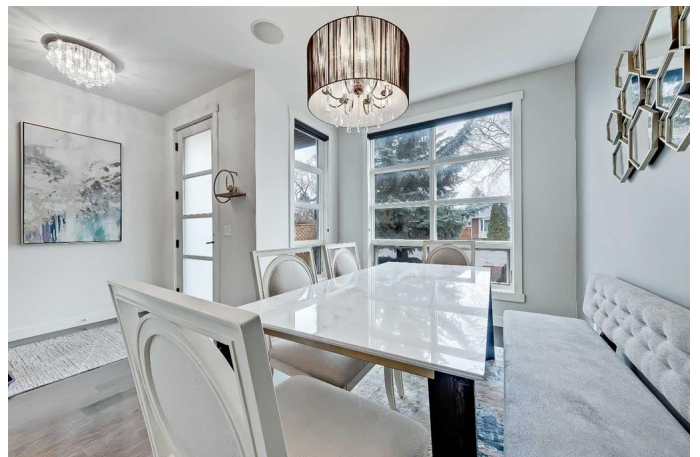
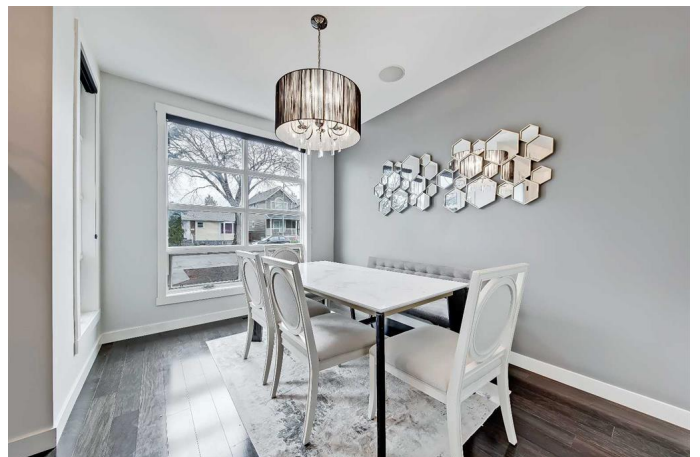
\$899,900

4 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! This modern detached infill in Banff Trail is the one for you! This stunning home features a striking exterior and a beautifully upgraded interior. With 4 beds, 3.5 baths, and over 2,500 square feet of living space spread across three levels, the open-concept layout is bathed in natural light from its many large windows. The main floor's solid hardwood flooring leads to a dining area overlooking the front street, a sleek kitchen with a central granite island and top-of-the-line appliances, and a cozy living room with a gas fireplace and double glass sliding doors that open to a low-maintenance backyard. The upper level boasts a spacious primary suite with vaulted ceilings, hardwood flooring, and a luxurious 6-pc ensuite featuring a stand-up shower, dual sinks, and a separate tub/shower combo. Two additional bedrooms share a 5-pc Jack-and-Jill bathroom with a dual-sink vanity and a tub/shower combo. The upper floor includes a convenient laundry closet with a side-by-side washer and dryer. The lower level offers a large rec room with in-floor heating, a wet bar, a spacious 4th bedroom and a 4-pc bathroom. This level is perfect for entertaining or accommodating guests, with plenty of storage and flexible space. The backyard features AstroTurf, stamped concrete, and mature trees for easy upkeep. The double detached garage is insulated for comfort. This property is also equipped with top-tier mechanical systems, including a



high-efficiency furnace, in-floor heating in the basement, a water softener, and a central vacuum system. Located in one of Calgary's most established inner-city neighbourhoods, this home is close to essential amenities like North Hill Mall, Market Mall, McMahon Stadium, Foothills Hospital, and the University of Calgary, with quick access to downtown via Crowchild Trail and 16 Avenue NW. This home truly has it all—style, comfort, and location! Contact us today for your private showing!

Built in 2011

Essential Information

MLS® #	A2129515
Price	\$899,900
Sold Price	\$905,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1909 21 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1M7

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	None
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Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Composite Siding, Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 9th, 2024
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Date Sold	May 14th, 2024
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Days on Market	5
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX House of Real Estate
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