

\$1,174,900 - 2019 21 Avenue Nw, Calgary

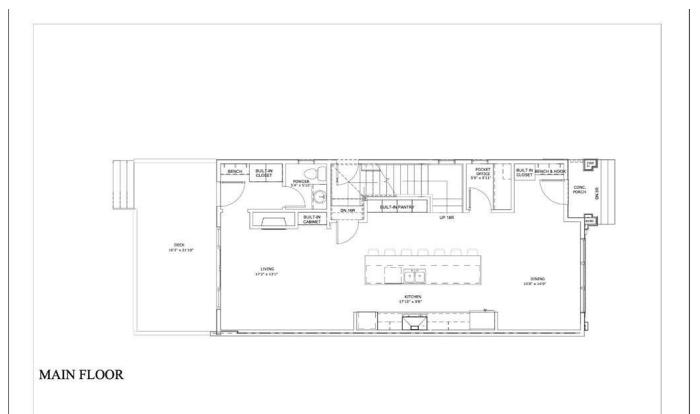
MLS® #A2187240

\$1,174,900

5 Bedroom, 4.00 Bathroom, 2,082 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to this truly remarkable residence in the heart of the highly desirable Banff Trail community, where contemporary architecture meets meticulous craftsmanship. This property seamlessly blends luxury, functionality, and investment potential. South-facing backyard, and a 2-bedroom legal basement suite, this home offers unparalleled comfort, elegance, and versatility for families and investors alike. From the moment you step through the door, you'll be captivated by the open-concept layout, high-end finishes, and abundance of natural light. The main floor is an entertainer's dream, designed to maximize functionality without compromising style. The central gourmet kitchen is the heart of the home, featuring stainless steel appliances, custom high-rise cabinetry, quartz countertops, a spacious built-in pantry, and a large island with bar seating. Whether you're hosting dinner parties or enjoying casual meals with family, this kitchen is sure to impress. Adjacent to the kitchen, the dining area is flooded with light from oversized windows, creating a warm and inviting space for gatherings. The main-floor office, thoughtfully tucked away, provides the perfect environment for productivity, whether for remote work, study, or personal projects. A well-organized mudroom, complete with built-in storage and a bench, adds a layer of convenience, while the elegantly designed half bathroom enhances the functionality of this level. The upper floor continues to impress with its focus on luxury



MAIN FLOOR

and practicality. The primary suite is a true retreat, featuring sky-high vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite. The ensuite is a masterpiece in itself, offering a free-standing soaker tub, a walk-in rain shower, dual sinks, and premium finishes, creating a space that feels like your own private sanctuary. Two additional bedrooms, each with sophisticated tray ceiling accents, provide comfort and style for family members or guests. A spacious laundry room with a sink, counter space, and linen storage ensures organization and efficiency on this level. One of the home's standout features is the fully developed legal basement suite, which offers a host of possibilities. With its own private side entrance, this suite is designed for maximum privacy and functionality. It includes two spacious bedrooms, a sleek kitchen with quartz countertops and modern finishes, a stylish 4-piece bathroom, and its own laundry facilities. Whether used as a mortgage helper, a rental property, or a space for extended family, this suite is a valuable addition to the home. Just steps from the Banff Trail LRT station, residents enjoy quick and easy access to downtown Calgary, shopping, dining, and more. The University of Calgary is only minutes away, making this location perfect for students, faculty. For outdoor enthusiasts, nearby Confederation Park! **THE BUYER STILL HAS THE OPTION TO REMOVE THE LEGAL SUITE AND INSTEAD ADD A REC ROOM AND GYM**

Built in 2025

Essential Information

MLS® #	A2187240
Price	\$1,174,900
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,082
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2019 21 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1M9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Days on Market	88
Zoning	R-C2

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.