



THE
A-TEAM

**RE/MAX
FIRST**

1917 21 Avenue, Calgary T2M1M7

MLS®#: **A2173533**

Area: **Banff Trail**

Listing Date: **10/16/24**

List Price: **\$1,149,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,938

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,938

Lot Information

Lot Sz Ar:

334 sqft

Lot Shape:

DOM

35

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard

Park Feat:

Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction:

Cement Fiber Board,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range,Range Hood,Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`1" x 14`3"	Kitchen	Main	17`3" x 9`0"
Office	Main	5`11" x 5`5"	Dining Room	Main	13`11" x 10`0"
Mud Room	Main	7`5" x 5`6"	Bedroom - Primary	Upper	13`6" x 13`1"
Walk-In Closet	Upper	8`6" x 6`0"	Bedroom	Upper	11`7" x 11`0"
Bedroom	Upper	11`0" x 10`0"	Laundry	Upper	8`6" x 6`0"
Bedroom	Lower	10`11" x 10`5"	Bedroom	Lower	10`4" x 9`3"
Eat in Kitchen	Lower	10`9" x 8`4"	Living Room	Lower	15`1" x 10`2"
Laundry	Lower	5`11" x 5`3"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8100AF

Zoning:
RC-G

Remarks

Pub Rmks:

Welcome to this stunning residence effortlessly combining modern architecture and thoughtful design in the heart of Banff Trail, built by the award-winning ACE HOMES. The home boasts desirable SOUTH REAR EXPOSURE complemented by large windows inviting warmth and light into every corner. Over 2600 SQFT of developed space, provide ample comfort and functionality. This home comes equipped with a 2 BEDROOM LEGAL SUITE, with side entrance & laundry facilities there is great potential as a mortgage helper. The main level unfolds with a generous sized dining room complimented by ample lighting from oversized windows. The kitchen is uniquely placed at the centre of the home with stainless steel appliances and high rise custom cabinets, bar seating & expansive built-in pantry. The addition of a MAIN FLOOR OFFICE enhances productivity & organization. Adding to the convenience of the main floor is a half bathroom & mudroom, with custom built-in storage and bench. Upstairs the expansive primary suite welcomes you with sky high VAULTED CEILING creating the ultimate luxurious retreat. The primary suite includes walk-in closet and outstanding 5-piece ensuite complete with free standing soaker tub and walk-in rain shower. Two secondary bedrooms include tray ceiling detailing adding a lux touch. Laundry room with sink and & a linen closet enhance practicality and storage on this level. The legal basement suite makes an impression with vinyl plank flooring, modern kitchen design & quartz countertops. Separate laundry, 4-piece modern bathroom, and two bedrooms create a comfortable and stylish living space. Banff Trail offers an ideal blend of convenience, recreation, and investment potential. Just minutes from the University of Calgary and steps from the Banff Trail LRT station, this neighbourhood ensures easy commutes and is a great location. Nearby green spaces like Confederation Park and Canmore Park for leisurely walks and outdoor fun, plus McMahon Stadium and Foothills Athletic Park for sports enthusiasts. Banff Trail suits both families and investors seeking a vibrant, community-focused area with excellent amenities. Don't miss the opportunity to make this gorgeous, unique & spacious property your home. Schedule a viewing today!

Inclusions:
Property Listed By:

Appliances
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

1917 21 Avenue NW (Unit 1)



MAIN FLOOR
TOTAL

1917 21 Avenue NW (Unit 1)



UPPER FLOOR
TOTAL

1917 21 Avenue NW (Unit 1)



BASMENT
TOTAL

TOTAL
TOTAL







