



THE
A-TEAM

**RE/MAX
FIRST**

2019 21 Avenue, Calgary T2M 1M9

MLS® #: **A2187240** Area: **Banff Trail** Listing Date: **01/13/25** List Price: **\$1,174,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,082**
 Low Sqft:
 Ttl Sqft: **2,082**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**
 Construction: **Brick, Stucco**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, Double Vanity, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 13`1"	Kitchen	Main	17`10" x 9`8"
Dining Room	Main	10`8" x 14`0"	Den	Main	5`9" x 5`11"
Bedroom - Primary	Upper	17`10" x 13`1"	Bedroom	Upper	11`2" x 11`7"
Bedroom	Upper	10`0" x 12`1"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Basement	10`4" x 12`8"
Bedroom	Basement	10`11" x 12`10"	Kitchen	Basement	10`9" x 8`4"
4pc Bathroom	Basement	0`0" x 0`0"	2pc Bathroom	Main	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-C2

TBV

Remarks

Pub Rmks:

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 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. Situated in the thriving Banff Trail neighborhood, this home offers an ideal combination of urban convenience and community charm. 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!

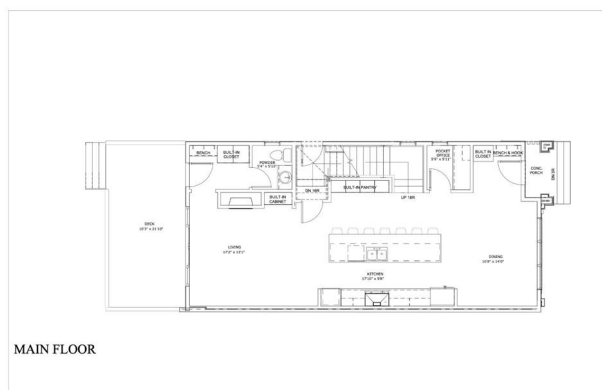
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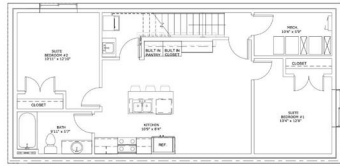
N/A

Property Listed By:

Real Broker

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





BASEMENT

