



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1431 21 Avenue #3, Calgary T2M 1L7**

MLS® #: **A2190684**      Area: **Capitol Hill**      Listing Date: **01/29/25**      List Price: **\$550,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,317**  
 Low Sqft:  
 Ttl Sqft: **1,317**

DOM

**4**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 14`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`3" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 11`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1013322**

Remarks

Pub Rmks: **Discover this 2-bedroom, 2.5-bathroom home in the highly sought-after Capitol Hill neighborhood. With over 1,200 sq. ft. of well-designed living space, this property offers exceptional comfort and style. Both master bedrooms feature their own 4-piece ensuite bathrooms and walk-in closets, making it ideal for privacy and convenience. The main floor is graced with stunning hardwood floors and a cozy rock-faced gas fireplace that adds warmth and charm. 9-foot ceilings throughout the main level provide an open, airy atmosphere. The kitchen is a dream with ample storage, a full pantry, a large island, stainless steel appliances, and beautiful granite countertops. A main floor powder room and large storage room finish the level. The dining area flows out to a small patio area, and the detached garage offers a single parking space. There is additional street parking available for guests. The full basement, though unfinished, is full of potential, with a large window providing natural light and the possibility for future development. Located just steps away from Confederation Park and surrounded by lush green spaces, this home also provides easy access to downtown Calgary and is close to a local shopping center for all your needs. Don't miss the opportunity to make this wonderful property yours. Schedule a viewing today!**

Inclusions: **NA**  
Property Listed By: **Century 21 Masters**

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









