



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1917 21 Avenue, Calgary T2M1M7**

MLS® #: **A2205269**

Area: **Banff Trail**

Listing Date: **03/24/25**

List Price: **\$1,145,000**

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:

**2025**

Low Sqft:

Ttl Sqft:

**1,938**

Lot Information

Lot Sz Ar:

**334 sqft**

Lot Shape:

DOM

**12**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

**Back Lane,Back Yard,Front Yard**

Lot Feat:

**Double Garage Detached,Garage Door Opener**

Park Feat:

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**RC-G**

Legal Desc:

**8100AF**

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)



2ND FLOOR  
TOTAL

1917 21 Avenue NW (Unit 1)



BASMENT  
TOTAL







