



# 1917 21 Avenue Calgary Alberta

\$1,149,000

Welcome to this stunning residence effortlessly combining modern architecture and thoughtful design in the heart of Banff Trail. 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 wal...

Bedroom 10.92 Ft x 10.42 Ft  
Bedroom 10.33 Ft x 9.25 Ft  
Eat in kitchen 10.75 Ft x 8.33 Ft  
Living room 15.08 Ft x 10.17 Ft  
Laundry room 5.92 Ft x 5.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 16.08 Ft x 14.25 Ft  
Kitchen 17.25 Ft x 9.00 Ft  
Office 5.92 Ft x 5.42 Ft

Other 7.42 Ft x 5.50 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.50 Ft x 13.08 Ft  
Other 8.50 Ft x 6.00 Ft  
Bedroom 11.58 Ft x 11.00 Ft  
Bedroom 11.00 Ft x 10.00 Ft  
Laundry room 8.50 Ft x 6.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Dining room 13.92 Ft x 10.00 Ft