



1308 21 Avenue Calgary Alberta

\$2,499,800

OPEN HOUSE SUNDAY JULY 6, 2025 1:30-3:00PM. On 21st Ave., in the sought after location of Capitol Hill, there is a rare opportunity to buy a house right on Confed Park. This custom family home, on a 50-foot-wide lot, has finally come on the market. You will first be struck by the coziness of the south-facing covered porch with swing, all screened for privacy by a tall evergreen. The entryway immediately presents a sweeping view through this thoughtfully designed home to the out of doors. To the left is a good-sized flex room with large windows facing the sunny porch. In every room there are banks of windows with panoramic views of Confed. The open-plan living room features a two-sided fireplace with custom cabinetry and stairway curving to the upper floor. The adjacent dining room has more spectacular views with a stunning coffered ceiling. Open to the living area is a spacious cooks' kitchen with island, eating bar and direct access to the back decks. There's a gas range and double wall ovens. A large pantry with standing freezer accesses the mudroom. The mudroom features built-in drawers, lockers and another large closet. This incredibly practical space is accessed from the garage making grocery delivery to the kitchen convenient. The second floor hosts the Master bedroom and two additional rooms with ensuites. One of these bedrooms is a Flames fan dream with a kids' cave. Both have built-in window seating with drawers, and bookshelves. This floor also hosts a dream laundry with a pass-through to the Master walk-in closet. The landing has a built-in office nook/library tucked into the eaves of one of the many dormer windows. The Master is immense, featuring a seating area and floor to ceiling windows with incredible views of the Park and Nose Hill beyond. The huge walk-in closet, with skylight, is complete with drawers, shelves and hanging space. The large ensu...

3pc Bathroom 8.00 Ft x 5.17 Ft

4pc Bathroom 6.25 Ft x 12.00 Ft

6pc Bathroom 16.42 Ft x 16.17 Ft

Bedroom 11.58 Ft x 17.25 Ft

Bedroom 17.42 Ft x 17.42 Ft

Laundry room 12.50 Ft x 6.67 Ft

Family room 23.00 Ft x 33.42 Ft

Storage 19.92 Ft x 26.83 Ft

2pc Bathroom 5.08 Ft x 4.83 Ft

Dining room 13.00 Ft x 9.08 Ft

Living room 22.33 Ft x 19.50 Ft

Foyer 8.17 Ft x 8.67 Ft

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Listing Presented By:



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|-----------------|---------------------|---------|---------------------|
| Primary Bedroom | 23.67 Ft x 18.00 Ft | Kitchen | 17.42 Ft x 15.58 Ft |
| 3pc Bathroom | 6.92 Ft x 8.25 Ft | Other | 10.75 Ft x 15.08 Ft |
| Bedroom | 10.08 Ft x 15.08 Ft | Other | 11.92 Ft x 6.33 Ft |