



1308 21 Avenue Calgary Alberta

\$2,449,000

Live the lifestyle you've been dreaming of--right on Confederation Park. This exceptional 3,072 sq ft family home backs directly onto one of the most scenic and tranquil sections of Calgary's iconic 160-hectare Confederation Park, located in the highly desirable inner-city neighborhood of Capitol Hill. Active families will love stepping out the back gate to enjoy walking, biking, cross-country skiing, or tobogganing--literally in your backyard. With skating rinks and golf courses nearby, and downtown, Kensington, and the University of Calgary all within a 30-minute walk, this location offers the perfect blend of nature and urban convenience. Built with quality and attention to detail throughout, this thoughtfully designed home offers both functionality and elegance. The open floor plan welcomes you with a spacious foyer leading to a bright office that shares a double-sided fireplace with the expansive living room. The dining area, surrounded by windows and enhanced by a beautiful, coffered ceiling, flows seamlessly into the well-appointed kitchen--complete with a gas range, double ovens, walk-in pantry, and panoramic park views. A large mudroom and stylish powder room complete the main level. Upstairs, each secondary bedroom features its own ensuite, walk-in closet, and charming window seat. The luxurious primary suite is a true retreat, with floor-to-ceiling windows overlooking the park, a skylit walk-in closet, and a spa-inspired ensuite with dual vanities and a steam shower. Convenient upper-level laundry adds to the home's practicality. The bright, walk-up basement offers even more space with a generous recreation room, fourth bedroom, full bathroom, and an oversized storage room with future development potential. Step outside to your private backyard oasis featuring a large deck, relaxing hot tub, and multiple seating areas perfect for enjoying quiet moments o...

3pc Bathroom 8.08 Ft x 5.17 Ft

4pc Bathroom 6.25 Ft x 12.00 Ft

6pc Bathroom 16.58 Ft x 16.33 Ft

Bedroom 17.25 Ft x 17.25 Ft

Bedroom 11.67 Ft x 17.42 Ft

Laundry room 12.58 Ft x 6.83 Ft

Bedroom 10.17 Ft x 15.25 Ft

Recreational, Games room 23.00 Ft x 33.50 Ft

Storage 19.83 Ft x 26.83 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Dining room 13.08 Ft x 9.25 Ft

Kitchen 16.67 Ft x 15.75 Ft

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Listing Presented By:



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Real Estate Professionals Inc.



Real Estate Professionals Inc.

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Primary Bedroom 23.83 Ft x 18.08 Ft

Other 9.50 Ft x 10.58 Ft

3pc Bathroom 6.92 Ft x 8.25 Ft

Living room 23.42 Ft x 19.42 Ft

Other 11.92 Ft x 6.33 Ft

Office 10.50 Ft x 15.17 Ft