



# 1431 21 Avenue Calgary Alberta

\$540,000

Open house Sunday Feb 23 from 12-2pm. 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! (id:6769)

Living room 16.25 Ft x 14.00 Ft

Dining room 9.00 Ft x 8.58 Ft

Foyer 16.25 Ft x 6.08 Ft

Kitchen 11.92 Ft x 11.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.08 Ft x 11.25 Ft

Bedroom 11.67 Ft x 11.33 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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