



# 1611 21 Avenue Calgary Alberta

\$724,900

This executive townhome offers an elegant and updated living experience in a unique inner-city location, fronting directly onto Buckmaster Park. Upon entering, you are welcomed by a ground-floor entrance leading to a conveniently tucked away Powder room on one side, and a bedroom on the other side which is currently being used as a beautiful media room. Its spaciousness offers endless and versatile possibilities as an office, library, study, or guest room. The main floor features an open-concept layout with natural light flooding throughout. Great view of the Park from every window! It boasts a large living room with a cozy fireplace and a separate dining room, which seamlessly flows into a very big, bright, and beautiful kitchen. The kitchen offers partial city views and is equipped with new quartz countertops, new backsplash, new refrigerator, new microwave, and new kitchen sink and faucet. The entire main floor features exquisite crown molding and Built-ins plus new hardwood flooring, which extends from the lower level all the way to the upper level excluding the bedrooms. This floor also includes a main floor laundry and a cozy breakfast nook leading to a good-sized private balcony and deck with partial city views. Moving upstairs, you'll find a very large and bright level with abundant windows, ensuring plenty of natural light. The upper floor consists of a large primary bedroom with its own private four-piece ensuite and walk-in closet, along with another large bedroom and an additional three-piece bathroom. The second bedroom also has a charming balcony overlooking the Park for endless hours of tranquility and beauty. This modern residence has been meticulously renovated with contemporary finishes, allowing you to move in and immediately enjoy the home and its surroundings. Updates in recent years include a newer roof, hot water tank, water lines, new hardwo...

Living room 16.00 Ft x 13.42 Ft  
Dining room 11.83 Ft x 9.33 Ft  
Kitchen 14.17 Ft x 11.50 Ft  
Breakfast 8.08 Ft x 6.08 Ft  
Laundry room 5.67 Ft x 2.50 Ft  
Other 17.58 Ft x 3.67 Ft

4pc Bathroom 9.42 Ft x 5.75 Ft  
Bedroom 13.42 Ft x 11.17 Ft  
3pc Bathroom 7.83 Ft x 5.00 Ft  
Other 4.83 Ft x 2.50 Ft  
Furnace 7.92 Ft x 5.00 Ft  
Foyer 8.75 Ft x 5.17 Ft

a

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

<http://www.royallepage.ca/nim>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Primary Bedroom 16.58 Ft x 11.50 Ft

Other 7.83 Ft x 6.25 Ft

Bedroom 13.08 Ft x 13.00 Ft

2pc Bathroom 4.50 Ft x 4.42 Ft