



1919 21 Avenue Calgary Alberta

\$1,125,000

**** Open House: Sat, Jan 24, 12-2pm | Sun , Jan 25, 2:30pm- 4:30pm ****Better than brand new in Banff Trail. Every upgrade is done, every bug worked out, and this 2025-built infill is truly move-in ready. Over 2,600 sq ft of finished living space includes a bright 2-bedroom legal suite, a south-exposure backyard, and a full list of thoughtful after-possession improvements you simply don't get with a fresh build. Outside, everything's finished: front and rear landscaping, stained fencing, and an oversized exposed-aggregate patio create a private, low-maintenance outdoor retreat. The detached double garage is insulated, drywalled, and wired with 240V for your EV. Inside, every detail's complete: custom window coverings, designer lighting, ceiling fans, and even a painted mechanical room floor. Comfort is tuned year-round with dual furnaces and humidifiers, central A/C, water softener, central vacuum, and fresh-air circulation on a 200A service. The main floor showcases herringbone engineered hardwood, a 13' waterfall island, pantry pull-outs, and a sun-filled great room with built-ins and a designer powder room. Upstairs holds a vaulted primary suite with a spa-style 5-pc ensuite including heated floors, two additional bedrooms, full bath, and a proper laundry room with sink and storage. Downstairs, the legal suite impresses with high ceilings, large windows plus a custom clerestory feature, a quartz-top kitchen, separate heating, and laundry rough-in making an ideal mortgage helper in a sought-after location near U of C, SAIT, LRT, parks, and amenities. All this with new-home warranty remaining. Call today! (id:6769)

4pc Bathroom 9.33 Ft x 4.92 Ft
5pc Bathroom 9.17 Ft x 16.92 Ft
Bedroom 10.08 Ft x 11.00 Ft
Bedroom 11.58 Ft x 11.00 Ft
Laundry room 8.42 Ft x 5.50 Ft
Primary Bedroom 13.17 Ft x 18.83 Ft
4pc Bathroom 5.58 Ft x 9.83 Ft
Bedroom 12.00 Ft x 10.42 Ft

Kitchen 5.67 Ft x 11.17 Ft
Recreational, Games room 15.42 Ft x 20.33 Ft
Storage 5.92 Ft x 5.58 Ft
Furnace 6.75 Ft x 10.42 Ft
2pc Bathroom 5.58 Ft x 5.08 Ft
Dining room 17.50 Ft x 10.50 Ft
Kitchen 20.08 Ft x 19.75 Ft
Living room 14.17 Ft x 13.17 Ft

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Listing Presented By:



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